THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12040636

BILL GARRETT, Davidson County
Trans:T20120029985 DEEDWARR
Recvd: 04/24/12 14:53 2 pgs
Fees:13.00 Taxes:1258.00
20120424-0035148

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $340,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of April, 2012.

Notary Public
My Commission Expires: My Commission Expires September 9, 2014

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nelson W. Shields Sheila A. Shields 5333 McGavock Road Brentwood, TN 37027	New Owner	Tax Parcel ID No. 146-6-56.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank Rogers and Jessica Rogers, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nelson W. Shields and wife, Sheila A. Shields**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Treemont, of record in Plat Book 6250, Page 895, 896 and 897, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Frank Rogers and wife, Jessica Rogers by Warranty Deed from Joseph C. Hutts and wife, Sandra H. Hutts, recorded on the 23rd day of February, 2007 in Instrument No. 20070223-0022932, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF TREEMONT, as recorded in Plat Book 6250, Page(s) 895, 896 and 897.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6833, Page 594, Book 6833, Page 601 and Book 8259, Page 498 and Instrument Nos. 20051202-0145241, 20061207-0151539 and 20100212-0011250.

Terms and provisions of by-Laws recorded in Book 6833, Page 620 and Instrument No. 20061207-0151540.

Charter recorded in Book 6833, Page 617, Book 6840, Page 509 and Instrument No. 20061207-0151538

This is unimproved property located at 837 Maxwell Court Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of April, 2012.

Frank Rogers

Jessica Rogers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frank Rogers and Jessica Rogers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2012.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014