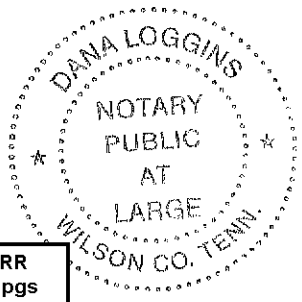
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 8-5-15

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/03/12 12:26 3 pgs
Fees:18.00 Taxes:281.20
20120703-0058489

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heather D. Rodgers	FirstBank	10816006200
(NAME)	(NAME)	
413 Landings Way	6131 Shallowford Rd., sTE 102	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Chattanooga, TN 37421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Christopher J. Konet and wife, Lisa M. Konet**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Heather D. Rodgers, married**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 49A, on the plan of Zone Lot Division, Percy Priest Woods, Lots 49, 50 & 51, Section II, of record in Plat Book 6250, Page 261 amending Plat Book 5800, Page 259, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Christopher J. Konet and wife, Lisa M. Konet by Deed from Steven W. Brake and wife, Alyssa D. Caine-Brake, dated 10/26/2000 and filed for record on 10/31/2000 in Instrument 200010310108071, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5800, Page 259, Book 6250, Page 261, said Register's Office.
Restrictions of record in Book 5984, Page 865 and Book 6093, Page 392, said Register's Office. Restrictions were amended in Book 6020, Page 270, Book 6097, Page 11, Book 6353, Page 307, Book 6560, Page 667, said Register's Office.
Grant of Easement of record in Book 6071, Page 491, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 6095, Page 803, said Register's Office.
Deed of Conveyance of record in Book 6147, Page 886, said Register's Office.
Deed of Conveyance of record in Book 6147, Page 893, said Register's Office.
Deed of Conveyance of record in Book 6314, Page 41, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1413 Timber Valley Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of June, 2012.

Christopher J. Konet

Lisa M. Konet

State of Tennessee
County of Wilson

Personally appeared before me Christopher J. Konet and Lisa M. Konet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of June, 2012.

Notary Public

My Commission Expires: 8-3-15

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

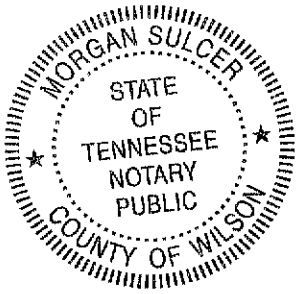
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013