BILL GARRETT, Davidson County
Trans:T20120052334 DEEDWARR
Recvd: 07/16/12 16:09 2 pgs
Fees:13.00 Taxes:1369.00
20120716-0062555

WARRANTY DEED

R-BK-12-1518B

DONNA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Craig Rogers	John Craig Rogers	
2601 Parker Street (ADDRESS)	2601 Parker Street (NAME) (ADDRESS)	
Southlake, TX 76092 (CITY) (STATE) (ZIP)	Southlake, TX 76092 (CITY) (STATE) (ZIP)	117-04-0J-002.00CO

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 ROBERT MCCORMICK, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN CRAIG ROGERS, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT B ON THE PLAN OF KIRKWOOD PARK TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, BEING ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KIRKWOOD PARK TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS RECORDED AS INSTRUMENT NO. 20091130-0109478, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO LIBERTY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM KIMBERLY SUE FENNELL, UNMARRIED OF RECORD AT INSTRUMENT NO. 20060824-0104151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 24, 2006.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ROBERT MCCORMICK MARRIED BY WARRANTY DEED FROM LIBERTY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20120405-0029227, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 23, 2012. SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF THE WITHIN NAMED GRANTOR.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE 10; INSTRUMENT NUMBER 20091130-0109478; BOOK 3505, PAGE 220 AND BOOK 3505, PAGE 510; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1518 B Kirkwood Avenue, Nashville, Tennessee 37212
(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 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 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 my/our hand(s) this 6th day of July, 2012.

Robert McCormick by Bryan Krabousanos,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of July, 2012, before me personally appeared Bryan Krabousanos, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert McCormick and who acknowledged he/she/they executed the same as the free act and deed of the said Robert McCormick.

Witness my hand and official seal, this the 6th day of July, 2012.

Notary Public

My Commission Expires:

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903