Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***775,000.00.

Linda Rebrovick
Affiant

Subscribed and sworn to before me this 18th day of July, 2012.

Mitchell A Watts
Notary Public

My Commission Expires: 8. 20. 13

BILL GARRETT, Davidson County
Trans:T20120053307 DEEDWARR
Recvd: 07/19/12 14:17 2 pgs
Fees:13.00 Taxes:2867.50
20120719-0063621

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Joseph L. Rodgers, III 772 Darden Place Nashville, Tennessee 37205	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, Alabama 35244	MAP 102-16-0 PARCEL 067.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Hundred Seventy Five Thousand and 00/100 Dollars ($***775,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Linda Rebrovick, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Joseph L. Rodgers, III and Jacci L. Rodgers, husband and wife, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 174 on the Plan of Hillwood Estates, Section 9, Part 2, of record in Plat Book 2331, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Arthur J. Rebrovick, Jr. and wife, Linda Rebrovick, by Warranty Deed dated September 23, 1983, from William G. White and wife, Celia R. White, of record in Book 6147, page 26, in the Register's Office for Davidson County, Tennessee, and being further conveyed to Linda Rebrovick by Quitclaim Deed dated July 18, 1996, from Arthur J. Rebrovick, Jr. of record in Book 10130, page 293, in the Register's Office for Davidson County, Tennessee.

Arthur J. Rebrovick, Jr., spouse of Linda Rebrovick, joins in this conveyance to convey any interest he many have in the subject property, particularly any marital interest.

This is improved property known as 772 Darden Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee/s herein.

2. Matters, if any, shown on the Plan of Hillwood Estates, Section 9, Part 2, of record in Book 2331, page 28, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 18th day of July, 2012.

Linda Rebrovick

Arthur J. Rebrovick, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Rebrovick and Arthur J. Rebrovick, Jr., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of July, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY