NEW OWNER:

Rodger Mitchell Properties, LLC
1227 Trammel Lane
Lebanon, TN 37090

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 12-0529

Map 043
Group 16-0
Parcel 156.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20120055979 DEEDWARR
Recvd: 07/31/12 07:37 3 pgs
Fees:18.00 Taxes:212.75
20120731-0067214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIFTY-SEVEN THOUSAND FIVE HUNDRED and 00/100 Dollars ($57,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JUDY D. LASHBROOK and husband, RONALD LASHBROOK** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **RODGER MITCHELL PROPERTIES, LLC** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Arrowhead Estates Revised, Section I, of record in Book 4955, Page 27, Register's Office for said County.

Said Lot 33 fronts 56.00 feet on the southwesterly side of Mallow Drive, and runs back between lines 208.00 feet on the northwesterly side, and 184.00 feet on the southeasterly side, to a line in the rear on which it measures 55.14 feet.

Being the same property conveyed to Judy D. Lashbrook, married by Quitclaim Deed from Judy D. Nichols n/k/a Judy D. Lashbrook, dated November 7, 2001and of record in Instrument # 20011113-0124427, Register's Office for Davidson County, Tennessee. For further reference, see Deed of record in Book 8418, Page 970 and Book 5171, Page 174.

This is IMPROVED property known as 1020 Mallow Drive, Madison, Tennessee 37115.

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

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 27th day of July, 2012.

Judy D. Lashbrook
JUDY D. LASHBROOK

Ronald Lashbrook
RONALD LASHBROOK

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JUDY D. LASHBROOK and husband, RONALD LASHBROOK**, 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 at office, this 27th day of July, 2012.

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 3/27/2016

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The actual consideration or value, whichever is greater, for this transfer is **$57,500.00**.

AFFIANT

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Sworn to and subscribed to before me this 27th day of July, 2012.

NOTARY PUBLIC

My commission expires: 3/28/2016