WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $950,000.00

Affiant

Subscribed and Sworn to before me, this 31st day of July, 2012.

Notary Public

My commission expires: 1/7/13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120057288 DEEDWARR
Recvd: 08/02/12 16:02 2 pgs
Fees:13.00 Taxes:3515.00
20120802-0068771

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
David C. Rogers 3706 Whitland Avenue Nashville, TN 37205	Farmington Financial Group, LLC 2002 Richard Jones Road, Suite 300 A Nashville, TN 37215	10409019700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Karen Bonner unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **David C. Rogers and wife Leigh E. Rogers**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly 25 feet of Lot No. 6 and the westerly 35 feet of Lot No. 7 of Block "B", on the Map of the Whitland Realty Company's Subdivision of record in Plat Book 332 at page 141, Register's Office for Davidson County, Tennessee.

Said part of Lot 6 and Lot 7 together front 60 feet on the northerly margin of Whitland Avenue and extend back between parallel lines a distance of 200 feet to a rear lot line which measures 60 feet.

Being the same property conveyed to John M. Bonner and wife, Karen B. Bonner by deed dated 6/1/83 from Philip Joseph O'Brien, III and Ann O'Brien Von Mann and Jane O'Brien Bligh of record in Book 6068, page 318, and to Karen B. Bonner from John M. Bonner by Final Decree of Divorce dated 3/6/12 and recorded in Instrument No. 20120417-0032801, and by Quitclaim Deed of record in the Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements and restrictions of record and to all matters shown on the plan of record in Book 332, Page 141, said Register's Office.

This is (x) improved ( ) unimproved property known as 3706 Whitland Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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.

Witness our hands this 31st day of July, 2012.

Karen Bonner

Karen Bonner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Karen Bonner** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2012.

Notary Public

My Commission Expires: 11/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY