WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $535,000.00.

Affiant

Subscribed and sworn to me on August 28, 2012.

NOTARY PUBLIC

My Commission Expires: 05-06-13

BILL GARRETT, Davidson County
Trans:T20120065015 DEEDWARR
Recvd: 08/30/12 09:15 2 pgs
Fees:13.00 Taxes:1979.50
20120830-0078338

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bradley and Jennie Zagnoev 105 Wentworth Avenue Nashville, TN 37205	BNC NATIONAL BANK 7007 College Blvd.,ste150 Overland Park, KS 66211	116-16-0B/003.00 Co

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John T. Rochford, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Bradley Phillip Zagnoev and Jennie Zagnoev, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Second Revision, The Iroquois of Nashville, of record in Book 6900, page 61, Register's Office for said County, to which plan reference is hereby made, for a more complete and accurate description.
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> Being the same property conveyed to John T. Rochford by quitclaim deed from Rochford Realty and Construction Co., Inc. of record as Instrument No. 20120816-0073515, Register's Office for Davidson County, Tennessee.
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> Being further the same property conveyed to Rochford Realty and Construction Co., Inc by quitclaim deed from Wade K. Sims, Jr. and wife, Dianne R. Sims, dated January 2, 2012, of record as Instrument No. 20120815-0073169, Register's Office for Davidson County, Tennessee.
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> Being further the same property conveyed on January 30, 1990 by Warranty Deed from Rochford Realty and Construction Co., Inc. to Wade K. Sims, Jr. and wife, Dianne R. Sims, of record in Book 8042, page 124, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

John T. Rochford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2012, before me, the undersigned Notary Public, personally appeared John T. Rochford, known to me (or proved to me on the basis of satisfactory evidence), to be the person herein described, and who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal, this 28th day of August, 2012.

Notary Public
My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON