THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12081565** BILL GARRETT, Davidson County Trans:T20120067896 DEEDWARR Recvd: 09/11/12 08:33 2 pgs Fees:13.00 Taxes:1687.20 20120911-0082119	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $456,000.00. Dorothy Mogan Affiant Subscribed and sworn to before me, this7th day of September, 2012. Notary Public My Commission Expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dorothy Mogan 709 Summerwind Cir Nashville TN 37215	New Owner	Tax Parcel ID No. 131060B06800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerome C. Roof and wife, Jeanne S. Roof** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dorothy Mogan, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 64, PLAN OF BURTON HILLS, VILLAGE OF SUMMERWIND, TRACT 12, as shown on plat of record in Plat Book 6250, Page 811, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jerome C. Roof and wife, Jeanne S. Roof by Warranty Deed from Stelian Paul Bodea-Barothi and wife, Eva Bodea-Barothi, recorded on the 24th day of August, 2006 in Instrument No. 20060824-0104422, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF BURTON HILLS, VILLAGE OF SUMMERWIND, TRACT 12, as recorded in Plat Book 6250, Page(s) 811.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522 and Book 6778, Page 510, amended in Book 6917, Page 736.

Charter of Burton Hills Village of Summerwind Association, Inc. recorded in Book 6778, Page 505.

This is improved property located at 709 Summerwind Cir Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of September, 2012.

Jerome C. Roof by Frances McWhirter, his attorney-in-fact Attorney-in-fact

Jeanne S. Roof by Frances McWhirter, her attorney-in-fact attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frances McWhirter,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Jerome C. Roof and Jeanne S. Roof,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of September, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014