BILL GARRETT, Davidson County
Trans:T20120072324 DEEDWARR
Recvd: 09/25/12 15:20 2 pgs
Fees:13.00 Taxes:555.00
20120925-0087256

WARRANTY DEED

G-TN-12-429

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel J. Lansky	SWBC Mortgage Corporation	
1683 Bryn Mawr Cove	5055 Maryland Way, Ste. 200	
Germantown, TN 38138	Brentwood, TN 37027	131-5-B-429.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER B. ROGERS AND WIFE, TRACY ROGERS , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL J. LANSKY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 429 OF FOUR SEASONS CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6841, PAGE 349, AND AS AMENDED IN BOOK 6847, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF FOUR SEASONS CONDOMINIUMS AS OF RECORD IN BOOK 6841, PAGE 349, SAID REGISTER'S OFFICE FOR A MORE COMPLETE DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER B. ROGERS BY WARRANTY DEED FROM JESSICA J. MOSS, MARRIED, RECORDED ON THE 4TH DAY OF AUGUST, 2009 IN INSTRUMENT NO. 20090804-0072988, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACY RODGERS, SPOUSE OF CHRISTOPHER B. ROGERS JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBJSEQUENT YEARS; ALL MATTERS SET FOTH IN THE PLAN OF RECORD IN PLAT BOOK 5050, PAGE 30; CHARTER OF THE HOA OF RECORD IN BOOK 6855, PAGE 917 AND BOOK 8176, PAGE 697; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 6841, PAGE 349 AMENDED IN BOOK 6847, PAGE 122; EASEMENTS OF RECORD IN BOOK 6869, PAGE 162, BOOK 7776, PAGE 899, INSTRUMENT NO. 20010912-0099679 AND BOOK 6870, PAGE 966, BOOK 5158, PAGE 230, INSTRUMENT NO. 20120521-0043888; CONVEYANCE OF RECORD IN BOOK 5271, PAGE 430 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 429 Summit Ridge Place, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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.

Witness my/our hand(s) this 21st day of September, 2012.

Christopher B. Rogers

Christopher B. Rogers

Tracy Rogers by Christopher B. Rogers attorney in Fact

Tracy Rogers by Christopher B. Rogers,
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, Christopher B. Rogers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of September, 2012.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of September, 2012, before me personally appeared Christopher B. Rogers to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tracy Rogers and who acknowledged he/she/they executed the same as the free act and deed of the said Tracy Rogers.

Witness my hand and official seal, this the 21st day of September, 2012.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903