BILL GARRETT, Davidson County
Trans:T20120089139 DEEDWARR
Recvd: 11/21/12 10:39 2 pgs
Fees:13.00 Taxes:686.35
20121121-0107421

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $185,500.00

Affiant

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 8th day of November, 2012.

Notary Public
My commission expires:

05-1210-65801

Address of New Owner:	Send Tax Bills to:	Tax Information
Jonathan A. Burdon	BB&T	128-12-0-A-071.00CO
320 Old hickory Blvd Unit 1202 Nashville TN 37221	223 West Nash Street Wilson, NC 27893	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Isaac Rogers and wife, Kimberly G. Rogers, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jonathan A. Burdon, hereinafter called the Grantees, their successors and assigns, a 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. 71, Building No. 12 on the Plan of Section 10, Phase 1A, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 17-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 6 to the Master Deed, of record in Instrument No. 20020313-0031654, Register's Office for said County, 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 Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Isaac Rogers and Kimberly Girardin by deed from Scott C. Conaway, unmarried, dated April 28, 2006, recorded May 4, 2006, of record in Instrument No. 20060504-0052071, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Isaac Rogers and wife, Kimberly G. Rogers by Quitclaim Deed from Isaac Rogers and Kimberly Girardin, dated January 14, 2007, recorded January 15, 2008, of record in Instrument No. 20080115-0004620, Register's Office for Davidson County, Tennessee.

as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20020313-0031654

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 320 Old hickory Blvd Unit 1202, Nashville, TN 37221

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 heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to said Grantees, 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 hand this 8th day of November, 2012.

Isaac Rogers

Kimberly G. Rogers

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Isaac Rogers and Kimberly G. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 8th day of November, 2012.

State of Tennessee at Large

My Commission expires 7/6/2014

