WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120094545 DEEDWARR
Recvd: 12/11/12 09:34 2 pgs
Fees: 13.00 Taxes: 865.80
20121211-0113950

R-FC-12-6840

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

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
Charles I. Rogers	Peoples Bank	
6840 Bridgewater Dr.	13180 Metclaf Avenue, 2nd Floor	
Nashville, TN 37221	Overland Park, KS 66213	126-16-0A-120.00
(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, I/we JOE E. IRWIN AND WIFE, MELISSA G. IRWIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES I. ROGERS, A SINGLE PERSON AND RUSSELL L. ROGERS AND JANET L. ROGERS, HUSBAND AND WIFE, 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 LOT NO. 120 ON THE FINAL PLAT OF RIVERWALK, PHASE 1A, SECTION 1 & PHASE 1B, SECTION 1, OF RECORD IN INSTRUMENT 200110260117231, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOE E. IRWIN AND WIFE, MELISSA G. IRWIN BY DEED FROM CORINTHIAN CUSTOM HOMES, INC., A TENNESSEE CORPORATION OF RECORD IN INSTRUMENT 20030227-0026357, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 25, 2003 AND RECORDED ON FEBRUARY 27, 2003.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT 200110240115969; INSTRUMENT 200110260117231; INSTRUMENT NUMBER 200111050121083, AMENDED IN 200204240050565, INSTRUMENT 200404300049313, INSTRUMENT 200405060051985 AND INSTRUMENT 200603200031638, INSTRUMENT 200503080025001, INSTRUMENT 200611030136691, AND INSTRUMENT 200612140154502; INSTRUMENT 200204250051371; INSTRUMENT 200204240050564 AND INSTRUMENT 200107060072536; BOOK 751, PAGE 375 AND BOOK 787, PAGE 7; INSTRUMENT 20010760072536; BOOK 513, PAGE 396; BOOK 4205, PAGE 194 AND BOOK 4226, PAGE 715 AND BOOK 4257, PAGE 647; BOOK 7526, PAGES 315, 318 AND 324; INSTRUMENT 200109190101280; INSTRUMENT 200109190101279; INSTRUMENT 200211250145984; BOOK 1, PAGES 25 & 121; BOOK 4257, PAGE 647, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 6840 Bridgewater Dr., Nashville, Tennessee 37221
(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 5th day of December, 2012.

Joe E. Irwin

Melissa G. Irwin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe E. Irwin and Melissa G. Irwin, 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 4th day of December, 2012.

Notary Public

My Commission Expires:

(SEAL)



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