WARRANTY DEED

G-ZR-13-703

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/8/16
(AFFIX SEAL)

DANA DELWORTH 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
Hannah C. Rogers	New American Mortgage, LLC	
703 Spence Enclave Lane (ADDRESS)	841 Seahawk Circle (NAME) (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23452 (CITY) (STATE) (ZIP)	094-16-E 17.00 CO

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 YAMEEKA J. JONES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HANNAH C. ROGERS, AN UNMARRIED WOMAN, AND DEVERY KEITH ROGERS, MARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, 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 17, SPENCE ENCLAVE TOWNHOMES, PHASE ONE, AS SHOWN ON PLAT OF RECORD IN EXHIBIT A-2 OF INSTRUMENT NO. 20061115-0141672, 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 YAMEEKA J. JONES, AN UNMARRIED WOMAN BY WARRANTY DEED FROM R. J. YORK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 15TH DAY OF APRIL, 2008 IN INSTRUMENT NO. 20080415-0038154, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NOS. 20061115-0141672 AND 20061213-0153595; INSTRUMENT NOS. 20061115-0141672, 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, 20100428-0032407 AND 20121116-0105801; INSTRUMENT NO. 20090107-0001684; BOOK 722, PAGE 271; BOOK 5015, PAGE 699; BOOK 5451, PAGE 769; BOOK 437, PAGE 45 AND BOOK 437, PAGE 54; BOOK 1814, PAGE 597, BOOK 1814, PAGE 594 AND BOOK 2026, PAGE 616; BOOK 2704, PAGE 419; BOOK 7672, PAGE 112; BOOK 5666, PAGE 656; INSTRUMENT NO. 20051219-0151715; INSTRUMENT NOS. 20060210-0016418 AND 20060210-0016424, 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 703 Spence Enclave Lane, Nashville, Tennessee 37210
(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.

BILL GARRETT, Davidson County
Trans:T20130026459 DEEDWARR
Recvd: 04/02/13 10:51 2 pgs
Fees:13.00 Taxes:499.13
20130402-0032264

Witness my/our hand(s) this 29th day of March, 2013.

Yameeka J. Jones by Jimmy E. Jones as Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared JIMMY E. JONES 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 YAMEEKA J. JONES and who acknowledged he/she/they executed the same as the free act and deed of the said YAMEEKA J. JONES.

Witness my hand and official seal, this the 29th day of March, 2013.

Notary Public
My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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