Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130027690 DEEDWARR
Recvd: 04/05/13 08:37 2 pgs
Fees:13.00 Taxes:439.38
20130405-0033653

03-1303-37934

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $118,750.00

Affiant

Subscribed and sworn to before me, this 29th day of March, 2013.

Notary Public
My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Sally Walker and Allison McCord and Rob McCord 1709 Gale Lane Nashville, TN 37212	Sally Walker and Allison McCord and Rob McCord 1709 Gale Lane Nashville, TN 37212	133-07-0-109

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, **Jay D. Rodgers**, and **Bettye A. Rodgers, Co-Trustees of the Restated Agreement of the Rodgers Living Trust dated April 7, 1995, Restatement dated December 6, 2008, and Restatement dated March 7, 2012,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sally Walker, unmarried, as to an undivided 98% interest (the "Individual Interest"), and Rob McCord and wife, Allison McCord, as tenants by the entirety as to an undivided 2% interest (the "Entirety Interest"), the said Individual Interest and the Entirety Interest, as they relate to each other, being held as tenants-in-common with the right of survivorship,** 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 Lot No. 54, on the Plan of Glencoe Acres, Section I, of record in Book 1835, Pages 136, 137, and 138, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rodgers Family Limited Partnership by deed from Jay D. Rodgers, dated January 22, 1999, recorded February 1, 1999, of record in Book 11320, Page 180, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jay Rodgers and Bettye A. Rodgers, trustees of the Restated Agreement of the Rodgers Living Trust Dated April 7, 1995; Restatement Dated November 6, 2008 by Quitclaim Deed from Rodgers Family Limited Partnership, dated November 21, 2011, recorded January 5, 2012, of record in Instrument No. 20120105-0001122, Register's Office for Davidson County, Tennessee. Said Agreement of the Rodgers Living Trust also having been Restated on March 7, 2012.

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 as125 McCall Street, Nashville, TN 37211.

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 ___th day of March, 2013.

Jay D. Rodgers, Co-Trustee of the Restated Agreement of the Rodgers Living Trust Dated April 7, 1995, Restatement dated November 6, 2008, and Restatement dated March 7, 2012

Bettye A. Rodgers, Co-Trustee of the Restated Agreement of the Rodgers Living Trust Dated April 7, 1995, Restatement dated November 6, 2008, and Restatement dated March 7, 2012

STATE OF Texas
COUNTY OF Denton

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jay D. Rodgers, and Bettye A. Rodgers Trustees of the Restated Agreement of the Rodgers Living Trust dated April 7, 1995, Restatement dated November 6, 2008, and Restatement dated March 7, 2012, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Flower Mound, Texas, this 28th day of March, 2013.

Notary Public at Large

My commission expires: July 21, 2015

KIM E. DAVIS
Notary Public, State of Texas
My Commission Expires
July 21, 2015