WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130035403 DEEDWARR
Recvd: 04/30/13 10:19 2 pgs
Fees: 13.00 Taxes: 807.53
20130430-0042857

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 218,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2013.

Notary Public:

MY COMMISSION EXPIRES: 3-17-1
(AFFIX SEAL)

CAROL A. CLAMSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS
Tyler C. King	Franklin American Mortgage	Parcel ID:
3208 Windward Ln.	510 Corporate Centre Dr.	08309043200
Franklin, TN 37064	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Joyce B. Rogers and husband, Owen L. Rogers

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Tyler C. King , an unmarried man

hereinafter called the GRANTEES, their heirs 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. 16, Block "B" on the plan of Lindsley Home Place, of record in Plat Book 2, Page 92, Clerk and Master's Office for the Chancery Court for said County.

Said Lot No. 16 fronts 50 feet on the northerly margin of Holly Street and extends back between parallel lines, 180 feet to an alley.

BEING the same property conveyed to Joyce B. Rogers and husband, Owen L. Rogers by deed from CLS Rental Properties, LLC f/k/a CLS Investment Properties, Inc., of record in Instrument 20090813-0076255, dated August 11, 2009, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2, Page 92; and (3) Joint Driveway Easement of record in Book 2743, Page 616, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1411 Holly Street, Nashville, TN 37206

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 3rd day of April, 2013.

Joyce B. Rogers

Owen L. Rogers

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce B. Rogers and Owen L. Rogers, 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 at Franklin, Tennessee, this 3rd day of April, 2013.

My Commission Expires: 8/23/16

Notary Public

