WARRANTY DEED

Record and return to:
Faith Title & Escrow, Inc.
2823 Hwy 31 W; Suite 450
White House, TN 37188

B-BR-13-3101

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Robertson TN
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/21/13

(AFFIX SEAL)

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER 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
Tiffany R. Huff	New Owner (NAME)	
3101 Remington Park Ct (ADDRESS)	(ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	064-16-0-D-228.00

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 BRADLEY A. RODGERS AND KATIE L. RODGERS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIFFANY R. HUFF, A MARRIED WOMAN, 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. 130 ON THE PLAN OF SECTION FOUR, TRUXTON PARK OF RECORD IN PLAT AT INSTRUMENT NO. 20020528-0064435, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRADLEY A. RODGERS AND KATIE L. RODGERS BY DEED FROM JENNIFER S. CHANG, A MARRIED PERSON OF RECORD AT INSTRUMENT NO. 20110329-0024109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 18, 2011 AND RECORDED ON MARCH 29, 2011.

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 NUMBER 20020528-0064435, INSTRUMENT NUMBER 20001011-0100896, AMENDED IN INSTRUMENT NO. 200001030-0107559, 20010522-0052910, 20020123-0009419, 20020506-0055597, 20020718-0086907, INSTRUMENT NUMBER 20001101-0108604, INSTRUMENT NUMBER 200001101-0108603, INSTRUMENT NUMBER 20020524-0063322, INSTRUMENT NUMBER 200001208-00121300, INSTRUMENT NUMBER 20050311-0028269, BOOK 4910, PAGE 838, BOOK 5694, PAGE 514 AND BOOK 5699, PAGE 535, BOOK 7877, PAGE 328, 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 3101 Remington Park Ct, Hermitage, Tennessee 37076
(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:T20130036366 DEEDWARR
Recvd: 05/02/13 09:40 2 pgs
Fees:13.00 Taxes:571.65
20130502-0044086

Witness my/our hand(s) this 30th day of April, 2013.

Bradley A. Rodgers

Katie L. Rodgers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bradley A. Rodgers and Katie L. Rodgers, 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 30th day of April, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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