Return to:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

**MAP/GROUP/PARCEL 050030B027.00**

From Information Furnished by the Parties

**NAME & ADDRESS OF NEW OWNER:**
**Richard K. Willis and Alicia A. Aldridge**
**1052 Mulberry Way**
**Nashville, TN 37207**

**SEND TAX BILLS TO:**
**Acopia, LLC dba**
**Accurate Mortgage Group**
**306 Northcreek Blvd Suite 100**
**Goodlettsville, TN 37072**

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## WARRANTY DEED

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FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **DESTINEE ROGERS, MARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **RICHARD K. WILLIS, AN UNMARRIED MAN AND ALICIA A. ALDRIDGE, AN UNMARRIED WOMAN** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 27, on the Final Plat of Mulberry Downs, Phase 1, as shown by plat appearing of record in Plat Book 6900, page 940 and amended in Plat Book 7900, Page 84-88, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Destinee Rogers, married, by Warranty Deed from Lois Jordan, dated December 31, 2003, appearing of record in Instrument Number 20040121-0007889, of the Register's Office of Davidson County, Tennessee. Richard Rogers hereby joins in the signing of this Warranty Deed to convey any marital interest he may have in the subject property.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 6900, page 940 and Plat Book 7900, Page 84 and Restrictions of record in Book 8053, Page 316, all of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1052 Mulberry Way, Nashville, TN, 37207.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2013 real property taxes which have prorated between the parties and are assumed by the Grantee(s).

BILL GARRETT, Davidson County
Trans:T20130045039 DEEDWARR
Recvd: 05/30/13 13:11 2 pgs
Fees:13.00 Taxes:476.93
20130530-0054518

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 24th day of May, 2013

**Destinee Rogers**

**Richard Rogers**

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Destinee Rogers and Richard Rogers, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 24th day of May, 2013

NOTARY PUBLIC

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 2-17-14

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $128,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 24th day of May, 2013

NOTARY PUBLIC

M. LYNN BOWDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 10-14-2013