BILL GARRETT, Davidson County
Trans:T20130054848 DEEDWARR
Recvd: 06/28/13 09:09 2 pgs
Fees:13.00 Taxes:514.30

20130628-0066499

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 5 2014
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-VRES-13-6116

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Beau Harrison Jennings (NAME)	**SWBC Mortgage** (NAME)	**91-2-169.00**
6116 Morrow Road (ADDRESS)	**9311 San Pedro Ave., Ste. 100** (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	**San Antonio, TX 78216** (CITY) (STATE) (ZIP)	

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 **ALISON RODGERS, FKA ALISON LEANN HARRIS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BEAU HARRISON JENNINGS, AN UNMARRIED PERSON,** 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:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE, LYING AND BEING IN THE COUNTY DAVIDSON, STATE OF TENNESSEE, TO WIT:

TRACT 1: BEING THE WESTERLY 41 FEET OF THE SOUTHERLY 100 FEET OF LOT NO. 13 OF BLOCK NO. 4 ON THE MAP OF CHEROKEE PARK SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 75, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO. 6 ON THE UNRECORDED PLAN OF SUBDIVISION OF LOT NOS. 7, 9, 11 OF BLOCK NO. 4 ON THE MAP OF CHEROKEE PARK, DESCRIBED ACCORDING TO A SURVEY MADE BY Z. J. WILKINSON, SURVEYOR, MAY 16, 1946, AS FOLLOWS: BEGINNING ON THE NORTHERLY MARGIN OF MORROW ROAD AT A POINT 319 FEET WEST THE WESTERLY MARGIN OF 61ST AVENUE NORTH; THENCE WITH SAID ROAD, WESTWARDLY 41 FEET; THENCE AT RIGHT ANGLES, NORTHWARDLY 100 FEET, THENCE AT RIGHT ANGLES EASTWARDLY 41 FEET, THENCE AT RIGHT ANGLES, SOUTHWARDLY 100 TO THE BEGINNING.

TRACT 2: BEING THE NORTHERLY 50 FEET OF LOT NO. 13 AND THE WESTERLY 27 FEET OF THE NORTHERLY 50 FEET OF LOT NO. 11 OF BLOCK NO. 4 ON THE MAP OF CHEROKEE PARK SUBDIVISION AS OF RECORD IN BOOK 161, PAGE 75, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO. 7 ON THE UNRECORDED PLAN OF THE SUBDIVISION OF LOTS NOS. 7, 9, 11 AND 13 OF BLOCK NO. 4 ON SAID MAP OF CHEROKEE PARK, DESCRIBED ACCORDING TO AN SURVEY MADE BY Z. J. WILKINSON, SURVEYOR, MAY 16, 1946, AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF AN ALLEY AT A POINT 273 FEET WEST OF THE WESTERLY MARGIN OF 61ST AVENUE NORTH, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO LUTHER C. DYCUS AND WIFE, BY DEED FROM GEORGE HUTCHISON AND WIFE, OF RECORD IN BOOK 1414, PAGE 21, SAID REGISTER'S OFFICE; THENCE WITH SAID ALLEY, WESTWARDLY 87 FEET THENCE SOUTHWARDLY 50 FEET; THENCE EASTWARDLY 87 FEET; THENCE NORTHWARDLY 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ALISON LEANN HARRIS, AN INDIVIDUAL BY CASH DEED FOR TENNESSEE FROM ALPHONSO JACKSON, SECRETARY FOR SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., RECORDED ON THE 19TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060919-0115882, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ALISON LEANN HARRIS HAVING SINCE MARRIED AND NOW BEING KNOWN AS ALISON RODGERS.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 161, PAGE(S) 75, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID ALLEN RAY RODGERS, JR., JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE THE ABOVE-DESCRIBED SUBJECT PROPERTY.

This is
( ) unimproved
(X) improved
property known as **6116 Morrow Road Nashville, Tennessee 37209**
(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.

Witness my/our hand(s) this 26th day of June, 2013.

Alison Rodgers

Allen Ray Rodgers, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alison Rodgers** and **Allen Ray Rodgers, Jr.,** 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 26th day of June, 2013.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212