THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20130055145 DEEDWARR
Recvd: 06/28/13 14:13 3 pgs
Fees:18.00 Taxes:444.00
20130628-0066911

**WARRANTY DEED**

| Address New Owner(s): | Send Tax Bills To: | Map- Parcel No. |
|---|---|---|
| JAMES H. PAUL<br>426 Janette Avenue<br>Goodlettsville, TN 37072 | Same | 033-12-0-104.00 |
| | | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANETTE R. ROGERS, Personal Representative of the Estate of Joann R. Paul, STEPHANIE ANN ROGERS, unmarried, and ROBERT STEPHEN ROGERS, unmarried, by and through his Power of Attorney, FRANKIE MATTHEWS**, have this day bargained and sold, and do hereby transfer and convey unto the said **JAMES H. PAUL**, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 60, as shown on the map entitled the Plan of Section I, Gateway Subdivision, of record in Plat Book 3300, page 39 and 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT GEORGE ROGERS AND WIFE, JO ANN ROGERS, by deed from JONES LUMBER COMPANY, INCORPORATED, A TENNESSEE CORPORATION, of record in Book 4231, page 886, dated April 12, 1968, said Register's Office. The interest of Robert George Rogers having been conveyed to Levy Lands, a partnership of record in Book 4970, page 449, dated November 5, 1975, said Register's Office. Levy Lands, a partnership, composed of Barry W. Bedford, M. Wesley Hall, III and L. Michael Zinser having subsequently conveyed it's interest to Robert George Rogers by Quitclaim Deed of record in Book 5751, page 202, dated May 21, 1981, said Register's Office. The said Robert George Rogers having since died on or about February 16, 1982 leaving his interest to Jo Ann Rogers a/k/a Jo Ann R. Paul, Robert Stephen Rogers and Stephanie Ann Rogers. The Jo Ann Rogers a/k/a Jo Ann R. Paul having since died on or about June 2, 2009, her Estate probated as Volume 09-1420, Davidson County Probate Court Clerk's Office. By Orderof the Court dated January 25, 2013 declare the Estate of Jo Ann Rogers

a/k/a Jo Ann R. Paul to be insolvent. Jo Ann Rogers a/k/a Jo Ann R. Paul interest to subject property is devised to the Personal Representative of the Estate.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $120,000.00.
Subscribed and sworn to before me, this 26 of June, 2013.
My Commission Expires: 3/8/16

James H Paul
Affiant

Judy Callis
Notary Public

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is improved property located at 426 Janette Avenue, Goodlettsville, Davdison County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 26 day of June, 2013.

Janette R. Rogers, Exec.
**JANETTE R. ROGERS, Personal Representative of the Estate of JoAnn R. Paul**

Stephanie Ann Rogers
**STEPHANIE ANN ROGERS**

Robert Stephen Rogers
**ROBERT STEPHEN ROGERS**

**By:** JA Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **JANETTE R. ROGERS, Personal Representative of the Estate of JoAnn R. Paul**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Personal Representative of the Estate of JoAnn R. Paul, and that she as Personal Representative executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 26 day of June, 2013.

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 3/8/16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis a Notary Public in and for said County and State, **STEPHANIE ANN ROGERS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 26 day of June, 2013.

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 3/8/16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of June, 2013, before me personally appeared **FRANKIE MATTHEWS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **ROBERT STEPHEN ROGERS**, and who acknowledged that he executed the same as the free act and deed of **ROBERT STEPHEN ROGERS**.

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 3/8/16