THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31259-06-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $196,500.00. Affiant Subscribed and sworn to before me this 27th day of June, 2013. Notary Public My Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Cori Vallentine, Carly Vallentine 917 Douglas Avenue Nashville, TN 37206	**Send Tax Bills To:** SWBC Mortgage Corporation 9311 San Pedro Avenue, #100 San Antonio, TX 78216	**Tax Information:** Map and Parcel No.: 072 130 25500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenny R. Rodgers, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cori Vallentine and Carly Vallentine, both unmarried, as Tenants in Common with the Right of Survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 917 Douglas Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of June, 2013.

Kenny R. Rodgers

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kenny R. Rodgers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3, 2015

BILL GARRETT, Davidson County
Trans:T20130055918 DEEDWARR
Recvd: 07/01/13 15:44 2 pgs
Fees:13.00 Taxes:727.05

20130701-0067900

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Trevecca Subdivision of Renraw, of record in Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenny R. Rodgers, unmarried, by deed dated May 14, 2010, from Carlson Renovation, LLC, a Tennessee limited liability company, of record in Instrument No. 20100609-0044832, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. axes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee.