WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130057624 DEEDWARR
Recvd: 07/05/13 17:29 2 pgs
Fees:13.00 Taxes:3193.10

20130705-0070034

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $863,000.00.

Affiant

Subscribed and sworn to me on July 2, 2013.

NOTARY PUBLIC

My commission expires 4-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26666SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Douglas J. Howard Linda Frances Howard 2222 Woodmont Boulevard Nashville, TN 37215	NEW OWNER	117-06--118.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Richard W. Rodgers and wife, Mary Frances Rodgers, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Douglas J. Howard and wife, Linda Frances Howard, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 150 feet of Lot No. 36 on the Plat of Hillsboro Heights, unrecorded, according to a Survey made by W.B. Southgate, Engineer, on December 26, 1912, said part of Lot No. 36 fronts 150 feet on the northerly side of Woodmont or Concrete Boulevard, and runs back between lines parallel with and 125 feet east of the easterly margin of 23rd Avenue South, 367 feet, more or less, to the southerly line of Lot No. 22, in said Register's Office.

Being the same property conveyed to Richard W. Rodgers and wife, Mary Frances Rodgers, by Warranty Deed from Roy C. Flowers recorded as Instrument No. 20060918-0115535 in the Register's Office for Davidson County, Tennessee; and conveyed to Michael D. Sontag by Quitclaim Deed from Richard W. Rodgers and wife, Mary Frances Rodgers, as Tenants in Common, recorded as Instrument No. 20070924-0113492 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Easement for Sanitary Sewers and/or Storm Drainage of record in book 4083, page 931, in the Register's Office for Davidson County, Tennessee.

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2222 Woodmont Boulevard, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands on July 2, 2013.

Richard W. Rodgers
By: Rick Deckbar, Attorney In Fact

Mary Frances Rodgers
By: Rick Deckbar, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rick Deckbar, 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 on behalf of Richard W. Rodgers and Mary Frances Rodgers, as their Attorney in Fact, as the free act and deed of the within named Richard W. Rodgers and Mary Frances Rodgers.

Witness my hand and official seal this 2nd day of June 2013.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

My Commission Expires: