SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Carolyn K. Rodgers
1860 Merritt Street
Old Hickory, TN 37138

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

TAX ID#: 053.06-0B-141.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **ANDREW THOMAS DIEHL in his capacity as Executor and in his capacity as an heir of the Estate of NANCY DAY DIEHL, and LAUREN MARTHA BURTON, JAMES HARRY DIEHL and EDWARD JAMES DIEHL, in their capacity as heirs of the Estate of NANCY DAY DIEHL, NANCY DAY DIEHL died testate on January 31, 2013 and whose Will being duly probated in the Probate Court for Davidson County, Tennessee,** has this day bargained and sold and do hereby transfer and convey unto, **CAROLYN K. RODGERS, a single woman,** her heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEING all of Lot 63 on the plan of Waterford, Phase 4-B, of record in Plat Book 7900, page 770, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

FOR source of title to said realty reference is made to a certain Warranty Deed from Preston S. Dunn and wife, Karen L. Dunn, to Nancy Diehl, a single woman, dated June 11, 2010, recorded June 14, 2010, appearing of record in Instrument 20100614-0045903, Register's Office of Davidson County, Tennessee.

Affidavit of Heirship, dated July 30, 2013, appearing of record in Instrument 20130826-0089937, Register's Office of Davidson County, Tennessee.

THIS property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2013 will be paid by the Grantee.

BILL GARRETT, Davidson County
Trans:T20130073689 DEEDWARR
Recvd: 08/26/13 15:21 2 pgs
Fees:13.00 Taxes:478.23
20130826-0089928

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

We further covenant with the said grantee, that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except for the 2013 real property taxes, which said taxes have been assumed by the grantee.

We do further covenant and bind ourselves, our heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned duly authorized officers have caused this instrument to be executed on this the 30th day of July, 2013.

Andrew T Diehl, Executor
ANDREW THOMAS DIEHL
Individually as Heir/Executor

Lauren M Burton
LAUREN MARTHA BURTON, Heir

EDWARD JAMES DIEHL, Heir

James H. Diehl
JAMES HARRY DIEHL, Heir

Andrew Diehl Conservator
By: Andrew Thomas Diehl, Conservator

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and county aforesaid, the within named **Andrew Thomas Diehl,** in his capacity as heir and Executor of the Nancy Day Diehl Estate and Conservator for James Harry Diehl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, this the 30th day of July, 2013.

Mary Fugitt
NOTARY PUBLIC

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 10/18/2015

STATE OF MN)
: ss.
COUNTY OF Lake)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and county aforesaid, the within named and **Lauren Martha Burton** in her capacity as heir of the Nancy Day Diehl Estate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Two Harbors, Minnesota, this the 8th day of August, 2013.

Darci Lynn Claflin
NOTARY PUBLIC

DARCI LYNN CLAFLIN
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/16

My commission expires: 1/31/2016

STATE OF Connecticut)
: ss. East Lyme
COUNTY OF New London)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and county aforesaid, the within **Edward James Diehl** in his capacity as heir of the Nancy Day Diehl Estate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at East Lyme, Connecticut, this the 1st day of August, 2013.

NOTARY PUBLIC

GARY BURCHSTED, SR.
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires
December 31, 2013

GARY BURCHSTED, SR. NOTARY PUBLIC CONNECTICUT

My commission expires: 12/31/2013

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $129,250.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary Fugitt
AFFIANT

Sworn to and subscribed before me, this the 30th day of July, 2013.

Tricia L. Hall
NOTARY PUBLIC

Tricia L. Hall
State of Tennessee Notary Public
Rutherford County

My commission expires: 2/17/14 ~~10/18/2015~~