WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101732 DEEDWARR
Recvd: 12/04/13 10:02 2 pgs
Fees:13.00 Taxes:1128.50
20131204-0123417

MST 2013-1123

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Amanda Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Knight Rogers and Ellen Ross Rogers	Mortgage Master, Inc.	11813012500
(NAME)	(NAME)	
3613 General Bate Drive	102 Elm Street, 3rd Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN37204	Walpole, MA 02081	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **The Lovie S. Fleming Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary Knight Rogers and Ellen Ross Rogers f/k/a Ellen Meridith Ross, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Green Acres Subdivision of record in Plat Book 1424, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

.Being the same property conveyed to Nancy Fleming Willems, Successor Trustee by Deed from Charles A. Fleming, Trustee of The Lovie S. Fleming Trust of record at Instrument No. 20090109-0002492, Register's Office for Davidson County, Tennessee, dated December 16, 2008 and recorded on January 9, 2009.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 21, Register's Office for Davidson County, Tennessee.

This property, known as 3613 General Bate Drive, Nashville, TN 37204
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 my/our hand(s) this 25 DAY OF Nov, 2013.

The Lovie S. Fleming Trust

BY: Nancy Fleming Willems, trustee

Nancy Fleming Willems, successor trustee

STATE OF Pennsylvania
COUNTY OF Allegheny

Before me, the undersigned, a Notary Public, and for State and County, personally appeared Nancy Fleming Willems, Successor Trustee for The Lovie S. Fleming Trust, with named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged thes he executed the foregoing instrument on behalf of and as Sucessor Trustee for The Lovie S. Fleming Trust, as her free act and deed for the purposes therein contained.

Witness my hand and official seal at 5:10 PM @ UPS STORE 0434, 4885 McKNIGHT RD Pgh PA 15237 **this** 25 **day of** NOVEMBER 2013

Valerie Hawkins
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Valerie Hawkins, Notary Public
Ross Twp., Allegheny County
My Commission Expires June 2, 2014
Member, Pennsylvania Association of Notaries