WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140015999 DEEDWARR
Recvd: 03/10/14 09:37 3 pgs
Fees: 18.00 Taxes: 1110.00

20140310-0019721

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 26th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 2 0 2016
(AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah L. Sexton	NEW OWNER	103-09-0
(NAME)	(NAME)	(MAP)
815 Kendall Drive		051.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Bryan T. Rogala and wife Sarah G. Rogala formerly Sarah G. Stern, and Scott Stern, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Sarah L. Sexton, unmarried, hereinafter called Grantee(s), her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Section 4, Brookside Courts, Addition No. 4 of record in Plat Book 2083, Page 59, 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 Bryan T. Rogala and Sarah G. Stern, and Scott Stern by Warranty Deed from Christina Speidel and Joshua Brister, both unmarried persons of record at Instrument No. 20121004-0090844, Register's Office for Davidson County, Tennessee, dated September 28, 2012 and recorded on October 4, 2012; and Affidavit of record in Instrument No. 20140214-0013286, said Register's Office.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 815 Kendall Drive, Nashville, Tennessee 37209

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.

CYNTHIA STERN, WIFE OF SCOTT STERN, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 26th day of February, 2014.

Bryan T. Rogala by Sarah G. Rogala as Attorney-in-Fact

Sarah G. Rogala formerly Sarah G. Stern

Scott Stern by Cynthia Stern as Attorney-in-Fact

Cynthia Stern

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared Sarah G. Rogala, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Bryan T. Rogala, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Bryan T. Rogala, the bargainor, by the said Sarah G. Rogala, as Attorney in Fact.

Witness my hand and official seal at office at Nashville, Tennessee on this the 26th day of February, 2014.

Notary Public

JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: 6/21/16

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sarah G. Rogala formerly Sarah G. Stern, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 26th day of February, 2014.

Notary Public

JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: 6/21/16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared Cynthia Stern, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Scott Stern, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Scott Stern, the bargainor, by the said Cynthia Stern, as Attorney in Fact.

Witness my hand and official seal at office at Nashville, Tennessee on this the 26th day of February, 2014.

Notary Public

JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: 6/21/16

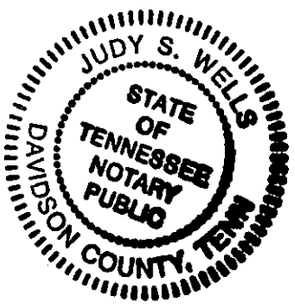
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Cynthia Stern, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 26th day of February, 2014.

Notary Public

My Commission Expires: 6/21/16



Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066