| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>5107 Maryland Way, Ste. 11<br>Brentwood, TN 37027 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL 2014.<br>Notary Public<br>MY COMMISSION EXPIRES: 7-3-17<br>(AFFIX SEAL) |

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Heather North | VSAA | MAP |
| 1078b 2nd Avenue south | 10750 MCDERMOTT FREEWAY | PARCEL 105030C00200CO |
| Nashville, TN 37210 | SAN ANTONIO, TX 78288 | |
| (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, **Frederick H. Agee, a single man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather North and Gary Rodberg**, WIFE AND HUSBAND

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 Unit No. 1078-B as shown on the Exhibit attached to the Fourth Amendment to Declaration 1072 Southview on Second and 1074 Southview on Second, a/k/a Southview on Second Townhomes Homeowners of record in Instrument No. 20110405-0026016, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Declaration establishing 1072 Southview on Second of record in Instrument No. 20100210-0010392, amended in Instrument No. 20110113-0003548, Instrument No. 20110215-0012678, Instrument No. 20110401-0025137, Instrument No. 20110801-0058964 and Instrument No. 201210260098610, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frederick H. Agee, a single man by Warranty deed from FMBC Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20130225-0018813 Register's Office for Davidson County, Tennessee, dated February 22, 2013 and recorded on February 25, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1078b 2nd Avenue south, Nashville, TN 37210.**

BILL GARRETT, Davidson County
Trans:T20140023431 DEEDWARR
Recvd: 04/07/14 14:49 2 pgs
Fees:13.00 Taxes:839.90
20140407-0028990

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 hand( ) this the 4th day of April, 2014.

Frederick H. Agee

Frederick H. Agee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frederick H. Agee** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 4th day of April, 2014.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 4th day of April, 2014.

My Commission expires: _____

Notary Public