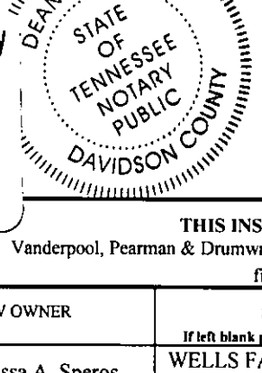
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140029061 DEEDWARR
Recvd: 04/29/14 11:14 2 pgs
Fees:13.00 Taxes:1572.50
20140429-0035847



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00

Chloe Lisa
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF APRIL, 2014.

D. Cerwin
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/7/2014

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6193 ROOD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mark B. Rood and Melissa A. Speros	WELLS FARGO BANK, N.A.	087100A02100CO
313 Bournemouth Lane	1525 W W T Harris Blvd	
Hermitage, TN 37076	Charlotte N.C. 28262	

FOR AND IN 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 ACKNOWLEDGE, WE,

WAYLON J. PROFFITT AND ANGELA Y. PROFFITT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARK B. ROOD, A SINGLE PERSON AND MELISSA A. SPEROS, A SINGLE PERSON

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:

Being Lot Number 121 the Final Plat of Aarons Cress, a cluster lot development, Phase 1-B, filed of recorded in Instrument Number 20070910-0108427, Register's Office for Davidson County, Tennessee, of which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Waylon J. Proffitt and wife, Angela Y. Proffitt by Deed from Hermitage Developers, Inc., a Tennessee Corporation, recorded on the 1st day of May, 2008 in Instrument No. 20080501-0044384, in the Register's Office of Davidson County, Tennessee.
The said Waylont J. Proffitt and Angela Y. Proffitt, now being divorced.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AARONS CRESS, PHASE 1B, as recorded in Instrument No. 20070910-0108427 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as recorded in Instrument No. 20060131-0012116, as amended at Instrument No. 20130123-0007564 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Homeowners Association recorded at Instrument No. 20060131-0012115.

f. Easement for Right of Way, recorded in Book 6284, Page 260.

g. Easement for Ingress/Egress, recorded in Book 5052, Page 201.

h. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 11643, Pages 669, 672 and 675.

i. Stormwater Detention Agreement recorded at Instrument No. 20060517-0058051.

This is improved property known as 313 Bournemouth Lane, Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 16th day of April, 2014.

Waylon J. Proffitt

Angela Y. Proffitt

By: Connie Cambron, Attorney in fact

Connie Cambron

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, WAYLON J. PROFFITT, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of April, 2014.

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires Dec 20, 2015

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared Connie Cambron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Angela Y. Proffitt for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Angela Y. Proffitt.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of April, 2014.

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires Dec 20, 2015

Notary Public

My Commission Expires: _____

File #: 14-R6193 ROOD

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067