Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20140029949 DEEDWARR
Recvd: 05/01/14 14:04 2 pgs
Fees:13.00 Taxes:438.45
20140501-0036910

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is $118,500.00

Affiant

Subscribed and sworn to before me as of the 25th day of April, 2014.

Notary Public

My Commission Expires: 12.18.17

REBECCA AMOS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL #
Philip Michael Bennett 309 Finley drive Nashville, TN 37217	SAME	12013001200

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Reuben M. Rogers, III and Mallie S. Rogers, husband and wife**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Philip Michael Bennett, an unmarried man** his heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Finley Gardens of record in Plat Book 2083, Page 69, 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 Howard Hale by deed from The 309 Finley Drive Trust, First Jordan, FLP, as Trustee of record in Instrument No. 20110908-0069694, Register's Office for Davidson County, Tennessee, dated September 7, 2011 and recorded on September 8, 2011.

Being the same property conveyed to Reuben M. Rogers, III, a single person by deed from Howard Hale, married of record in Instrument No. 20120905-0080128, Register's Office for Davidson County, Tennessee, dated September 7, 2011 and recorded on September 8, 2011.

Being the same property conveyed to Reuben M. Rogers, III and Mallie S. Rogers, husband and wife by deed from Reuben M. Rogers, III of record in Instrument No. 20131112-0116805, Register's Office for Davidson County, Tennessee, dated September 7, 2011 and recorded on September 8, 2011.

Being improved property known as 309 Finley Drive Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. 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.

2. Taxes for the year 2014 a lien, not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 2083, Page 69, Register's Office for Davidson County, Tennessee.

4. Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 5223, Page 494, in the Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants of record in Book 2242, Page 350, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 25th day of April, 2014.

Reuben M. Rogers, III

Mallie S. Rogers

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Reuben M. Rogers, III and Mallie S. Rogers 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 25th day of April, 2014.

Notary Public

My Commission Exp. 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016