ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Timothy A. & Jennifer L. Rogers 378 Brewer Drive Nashville, TN 37211	NEW OWNER	161-08-047.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, David B. Bass and wife, Camiron L. Pfennig (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Timothy A. Rogers and wife, Jennifer L. Rogers (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 26, SOUTHWOOD, as shown on plat of record in Plat Book 2663, Pages 125 and 126, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David B. Bass by Warranty Deed from Sheila S. Contreras, now Stern, married, recorded on the 4th day of March, 2003 in Instrument No. 20030304-0027936, in the Register's Office of Davidson County, Tennessee.

This is improved real property located on 378 Brewer Drive, Nashville, Tennessee 37211.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Matters shown on the plat of Southwood, as recorded in Plat Book 2663, Page 125-126, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Book 2904, page 51, said Register's Office for Davidson County, Tennessee.

David B. Bass has since married Camiron L. Pfennig and who is joining into this deed to convey any right or interest she may have in the above-described real property and specifically any marital right.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $ 120,000.00
(
(
(Subscribed and sworn to before me
(this 27 day of May, 2014.
(
(My Commission Expires: 5-3-16

Affiant

Notary Public

KAREN H. SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20140037017 DEEDWARR
Recvd: 05/28/14 09:58 2 pgs
Fees:13.00 Taxes:444.00

20140528-0045640

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind, themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 23rd day of May, 2014.

David B. Bass

Camiron L. Pfennig

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared David B. Bass and wife, Camiron L. Pfennig with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that they executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 23rd day of May, 2014.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

My Commission Expires: 1-24-15