WARRANTY DEED VB2014 0102	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 06/09/14 16:02 4 pgs Fees:22.00 Taxes:0.00 **20140609-0050143**	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF JUNE, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Benjamin D. Rogers **5344 Village Way** **Nashville, Tennessee 37211**	**Crescent Mortgage Company** **115 Perimeter Center Place** **#285** **Atlanta, Georgia 30346**	**Map 161-20-A** **Parcel 39.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, including the assumption by the Grantee and the Grantee's agreement to pay the principal balance, together with interest accruing thereon, owing on a certain note executed by Benjamin D. Rogers and Kathleen J. Starkey, and secured by a Deed of Trust on the property herein conveyed, which note is specifically referred to in said Deed of Trust, executed by Benjamin D. Rogers and Kathleen J. Starkey and recorded in Instrument Number 20130118-0006411, in the Register's Office of Davidson County, Tennessee[1], the receipt and legal sufficiency of all of which are hereby acknowledged, Ben Rogers, unmarried and Kathleen Starkey, unmarried *(hereinafter called the "Grantors")*, have this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto Benjamin D. Rogers, unmarried *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot. No. 58 on the plan of Villages of Brentwood, Phase One, of record in Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ben Rogers, unmarried and Kathleen Starkey, unmarried, as joint tenants in common with rights of survivorship, from Christine Lamphier, unmarried by Warranty Deed dated May 20th, 2008, and recorded May 30th, 2008, in Instrument Number 20080530-0055129, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **5344 Village Way, Nashville, Tennessee, 37211**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantee; (2) All restrictions, easements, and matters

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[1] the assumption of which note is hereby specifically agreed to as evidenced by the signature of the Grantee affixed to this instrument. Assumption and Release of Liability Agreement recorded in Instrument Number 20140609-0050142 Register's Office for Davidson County, Tennessee.

appearing on the plan of record in Book 5200, page 613, Register's Office for Davidson County, Tennessee; (3) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 4th day of June, 2014.

GRANTORS:

Ben Rogers

Kathleen Starkey

GRANTEE:

Benjamin D. Rogers

SS.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Ben Rogers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 4th day of June, 2014.

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

SS.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Kathleen Starkey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 4th day of June, 2014.

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

SS.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Benjamin D. Rogers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 4th day of June, 2014.

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My commission expires: 5/24/2017