BILL GARRETT, Davidson County
Trans:T20140041512 DEEDWARR
Recvd: 06/12/14 10:53 2 pgs
Fees:13.00 Taxes:162.80
20140612-0051265

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-140500119

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
11th day of JUNE, 2014

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P. MARSHALL BRYAN **1109 CLAYTON AVE.** **NASHVILLE, TN 37204**	**SAME**	**119-06-0-108.06**

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 ACKNOWLEDGED, WE,

LINDA L. RODGERS, A WIDOW

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

P. MARSHALL BRYAN AND WIFE, SARAH EMILY BRYAN

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 Lot No. 231 on the Plan of Sterling Heights, Section 7, of record in Book 3600, Page 2, Register's Office for said County, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Doyle Seay Rodgers from Elizabeth Jean (Jackson) Rodgers pursuant to Divorce Decree No. 65893 as filed in the Fourth Circuit Court of Davidson County, Tennessee dated February 2, 1973, hereby divesting title and interest to Doyle Seay Rodgers.

ALSO BEING the same property conveyed to Doyle E. Rodgers and wife, Elizabeth Jean Rodgers, by Warranty Deed from Walter B. Williams and wife, Margie L. Williams, dated 4/14/69 and recorded 5/6/69 in Book 4330, Page 965, in the Register's Office of Davidson County, Tennessee.

The said Doyle S. Rodgers having since died intestate on or about November 7, 2008, thereby vesting subject property in Linda L. Rodgers, surviving spouse, pursuant to Petition and Order of Intestate Administration, Case No. 08P-1846 filed 12/2/08 in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **2607 STERLING BOONE DRIVE, NASHVILLE, TN 37210**
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 our hands this 11th day of JUNE, 2014.

Linda L. Rodgers

LINDA L. RODGERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LINDA L. RODGERS the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of JUNE, 2014.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018