Warranty Deed

BILL GARRETT, Davidson County Trans:T20140054577 DEEDWARR Recvd: 07/29/14 09:03 2 pgs Fees:13.00 Taxes:381.10 20140729-0067088	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $103,000.00. Affiant Subscribed and sworn to before me, this the 7th day of July, 2014. Notary Public My commission expires:

LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Dustin C. Rogers	MAGNA BANK	
439 Lemont Dr.	PO Box 17257	061-05-0A-041.00-CO
Nashville, TN 37216	MEMPHIS, TN 38187	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL ALAN TIGNOR, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DUSTIN C. ROGERS,** an unmarried man, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 113 as created and established by the Master Deed and By-Laws for Poplar Glen a Horizontal Property Regime of record in Book 7534, Page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, said Register's Office as shown and described on the plan for Poplar Glen, Phase I of record in Book 6900, Page 646, Register's Office for Davidson County, Tennessee to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Master Deed and By-Laws as may be from time to time amended as provided therein. Amended by surveyors certificate of correction of record in Book 7572, Page 609, said Register's Office.

Being the same property conveyed to Michael Alan Tignor, an unmarried person by deed from Hamilton H. Beach, an unmarried man of record in Instrument No. 20080916-0094630 Register's Office for Davidson County, Tennessee, dated August 29, 2008 and recorded on September 16, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 439 Lemont Dr., Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of July, 2014.

Michael Alan Tignor

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Alan Tignor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of July, 2014.

Notary Public

My Commission Expires: 8/25/17

OFFICIAL SEAL
LAURA MANNING
Notary Public - State of Illinois
My Commission Expires Aug 25, 2017