BILL GARRETT, Davidson County
Trans:T20140055617 DEEDWARR
Recvd: 07/31/14 12:07 2 pgs
Fees:13.00 Taxes:488.40

20140731-0068363

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$132,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIEL CHARLES FARMER, ET UX	Volunteer Mortgage Inc	**108-16-0-062.00**
(NAME) **1413 TIMBER VALLEY DRIVE**	(NAME) One Vantage Way #E240	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) Nashville TN 37228	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, HEATHER D. RODGERS AND DUSTIN M. RODGERS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL CHARLES FARMER AND MELISSA ROSE FARMER, HUSBAND AND WIFE,** 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 all of Lot No. 49A, on the Plan of Zone Lot Division, Percy Priest Woods, Lots 49, 50 & 51, Section II, of record in Plat Book 6250, Page 261 amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Heather D. Rodgers, married, by deed from Christopher J. Konet and wife, Lisa M. Konet, of record in Instrument No. 20120703-0058489, dated June 28, 2012, Register's Office for Davidson County, Tennessee. Further being conveyed to Heather D. Rodgers and Dustin M. Rodgers, Tenants by the Entirety, by quitclaim deed dated April 1, 2014, of record in Instrument No. 20140423-0034205, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 5800, Page 259 and amended in Book 6250, Page 261; Restrictions of record in Book 5984, Page 865 and Book 6093, Page 392 and amended in Book 6020, Page 270, Book 6097, Page 11, Book 6353, Page 307, Book 6560, Page 667; Grant of Easement of record in Book 6071, Page 491; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6095, Page 803, said Register's Office; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 1413 TIMBER VALLEY DRIVE, NASHVILLE, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 30 day of July, 2014.

HEATHER D. RODGERS

DUSTIN M. 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 **Heather D. Rodgers and Dustin M. Rodgers**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of July, 2014.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public