THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071442** BILL GARRETT, Davidson County Trans:T20140056153 DEEDWARR Recvd: 08/01/14 13:20 2 pgs Fees:13.00 Taxes:2572.06 20140801-0069089	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $695,150.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2014. Notary Public My Commission Expires: RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: John Rogan and Virginia Rogan 2402 Oakland Ave Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10416028700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary D. Ervin and wife, Jennifer G. Ervin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Rogan and Virginia Rogan, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Southerly 46.0 feet of Lot No. 170 on the Belmont Land Company's Plan of Lots called "Belmont Heights" of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said Southerly part of said Lot No. 170 fronts 46.0 feet on the Easterly side of Oakland Avenue and runs back between parallel lines with the Northerly line of Lot No. 171 on said plan to an alley.

Being the same property conveyed to Gary D. Ervin and wife, Jennifer G. Ervin by Warranty Deed from Bruce K. Jackson, married, recorded on the 2nd day of December, 1994 in Deed Book 9536, Page 90, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO'S PLAN OF "BELMONT HEIGHTS", as recorded in Plat Book 421, Page(s) 34.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2402 Oakland Ave Nashville TN 37212.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2014.

Gary D. Ervin

Jennifer G. Ervin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary D. Ervin and Jennifer G. Ervin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014