BILL GARRETT, Davidson County
Trans:T20140065465 DEEDWARR
Recvd: 09/03/14 14:20 2 pgs
Fees:13.00 Taxes:185.00
20140903-0080530

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $50,000.00



Trinidad Flores
Affiant

Subscribed and sworn to before me, this 29th day of August, 2014.

Notary Public
My commission expires: ~~11/22/14~~ 8/29/2014

04-1407-55200

Address of New Owner:	Send Tax Bills to:	Tax Information
Trinidad Flores	SunTrust Mortgage, Inc.	107-05-0-B-200.00
200 Oak Grove Drive	901 Semmes Avenue	
Nashville TN 37217	Richmond, VA. 23224	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Margie N. Heaslip Rogers, a/k/a Margie N. Rogers, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Trinidad Flores and Wayne Maxson as Tenants in Common with Rights of Survivorship, hereinafter called the Grantees, their successors 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 Unit No. 200, on the Plan of Addition to Five Oaks, a Planned Unit Development., of record in Book 5200, Page 456, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margie N. Heaslip Rogers and by Quitclaim Deed from William W. Rogers, Jr., dated November 9, 1994, recorded November 21, 1994, of record in Book 9526, Page 6, Register's Office for Davidson County, Tennessee.

Margie N. Heaslip Rogers is one and the same person as Margie N. Rogers.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 200 Oak Grove Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of August, 2014.
Margie N. Heaslip Rogers AKA Margie N. Rogers
By: Barbara E. Bretherick

Margie N. Heaslip Rogers
a/k/a Margie N. Rogers
By: Barbara E. Bretherick

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Barbara E. Bretherick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Margie N. Rogers a/k/a Margie N. Heaslip Rogers and that she is authorized by Margie N. Rogers a/k/a Margie N. Heaslip Rogers to execute this instrument on her behalf.

Witness my hand and seal at Smyrna, Tennessee, this 29th day of August, 2014.

Notary Public at Large

My commission expires: 9/28/2014

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.