Davidson County DEEDWARR
Recvd: 09/08/14 10:42 3 pgs
Fees:18.00 Taxes:499.50
20140908-0081977

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of August, 2014.

Notary Public

Commission Expiration: 1-5-2016

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Richard V. Rodgers and Rosiland Rodgers 113 Laura Ave. Old Hickory, TN 37138	Academy Mortgage Corporation 1220 East 7800 South Sandy, UT 84094	-06401000601

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, **Justin Ponzetti, married**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard V. Rodgers and Rosiland Rodgers, 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:

Property known as 113 Laura Ave. Old Hickory, TN 37138, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Section A, Laurel Heights Subdivision, of record in Book 3600, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Justin Ponzetti by deed from Cory J. Mowery, married dated 6/27/2008, filed of record in Instrument No. 20080707-0069852, said Register's Office.

Kristy Ponzetti, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital and any other interest in the subject property.

Tax Map and Parcel ID is as follows 06401000601

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 113 Laura Ave., Old Hickory, TN 37138

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 unemcumbered, 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 my hand this 29th day of August, 2014.

Justin Ponzetti

Kristy Ponzetti

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of August, 2014, before me personally appeared Justin Ponzetti and Kristy Ponzetti, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of August, 2014.

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

Notary Public
Commission Expiration: 1-5-2016

True Copy Certification

I, Kristian Short, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KS
Signature

State of Tennessee

County of Dawson

Personally appeared before me, RITA B MITCHELL a notary public for this county and state, Kristian Short who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell
Notary's Signature

My Commission Expires: 1-5-2016
Notary' Seal (if on paper)

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.