BILL GARRETT, Davidson County
Trans:T20140081134 DEEDWARR
Recvd: 10/28/14 11:31 2 pgs
Fees:13.00 Taxes:601.25
20141028-0099312

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$162,500.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of October, 2014.

Notary Public

My commission expires: 3/16/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shelley D. McDaniel	ARK-LA-TEX Financial Services d/b/a Benchmark Home Loans	
3002 Wingate Avenue	5160 Tennyson Parkway #2000	**119-14-0-205.00**
Nashville, TN 37211	Plano, TX 75024	

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,

Alfred Tate Rogers, Sr. and Martha Stone Rogers, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shelley D. McDaniel, a single woman,

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot(s) 40, as shown on the map entitled the Plan of Tuggle Heights, of record in Plat Book 1130, page 90, 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 ALFRED TATE ROGERS SR. AND MARTHA STONE ROGERS, HUSBAND AND WIFE, by deed from SHERI ANN MINTER, MARRIED, of record in Instrument No. 20130924-0100470, dated September 20, 2013, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **3002 Wingate Avenue, Nashville, TN 37211.**

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, her heirs and assigns, forever; and Grantors doe covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, her 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/our hand(s) this 24th day of October, 2014.

Alfred Tate Rogers, Sr., by Gregory S. Perrone AIF

Martha Stone Rogers, Gregory S. Perrone AIF

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gregory S. Perrone, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for **Alfred Tate Rogers, Sr.**, the within named bargainor(s), and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Alfred Tate Rogers, Sr.** by the said Gregory S. Perrone, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 24th day of October, 2014.

Notary Public
My Commission Expires: 04-A-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gregory S. Perrone, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his acknowledged to be the Attorney-in-fact for **Martha Stone Rogers**, the within named bargainor(s), and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Martha Stone Rogers** by the said Gregory S. Perrone, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 24th day of October 24, 2014.

Notary Public
My Commission Expires: 04-A-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY