WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140090165 DEEDWARR
Recvd: 12/02/14 11:18 2 pgs
Fees:13.00 Taxes:1272.80
20141202-0110388

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. $344,000.00.

Karen McCallon
Affiant

Subscribed and sworn to before me this 25 day of NOVEMBER, 2014

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason Wakefield	NEW OWNER	172-06-0-008.00
5081 Marc Drive		
Nashville, TN 37221		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Paul Scott Rogers and Linh Rogers**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason Wakefield and Belinda Wakefield, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Harvard Estates, Section II, of record in Book 4675, Page 61, Register's Office for Davidson, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Paul Rogers and wife, Lisa Rogers from Fred R. Collins and wife, Janet H. Collins by Warranty Deed on February 2, 1998, of record in Book 10784, Page 276, Register's Office for Davidson County, Tennessee. Further conveyed to Paul Scott Rogers from Lisa Blakemore Rogers by Quitclaim Deed on May 15, 2001, of record in Instrument Number 20011109-0123246, Register's Office for Davidson County, Tennessee.

Linh Rogers joins in this conveyance to convey any and all interest that she may have in said property, particularly any marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 4675, Page 61, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4681, Page 75, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7515, Page 325, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5081 Marc Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 25, 2014.

Paul Rogers

Linh Rogers

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **Paul Scott Rogers and Linh Rogers** to me known to be the ersons described in and who executed the foregoing instrument, and acknowledged that they xecuted the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 25, 2014

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY