WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 950,000.00

Kelly Morrow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2015

Notary Public:

MY COMMISSION EXPIRES: 30 MAR 2018
(AFFIX SEAL)

CHELSEA LEIGH BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Prime Properties of Nashv lle,	Prime Properties of Nashville, LLC	Parcel ID:
3208 Winward Ln	3208 Windward Ln.	10416004800
Franklin, TN 37064	Franklin, TN 37064	

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

Owen L. Rogers and Joyce B. Rogers, as Trustees of the Rogers Community Property Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Prime Properties of Nashville, LLC

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:

BEING part of Lot No. 141, on the Map of Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 141 fronts 100.2 feet on the west side of Belmont Boulevard and runs back between lines 122 feet more or less on the north line and 134 feet on the south line along Blair Boulevard, to a dead line in the rear on which it measures 90.3 feet.

Being the same property conveyed to Owen L. Rogers and Joyce B. Rogers, as Trustees, of the Rogers Community Property Trust, by Quitclaim Deed from Joyce B. Rogers and husband, Owen Rogers, of record in Instrument 20101228-0102552, said Register's Office, dated December 22, 2010. And being the same property conveyed to Joyce B. Rogers and husband, Owen Rogers by deed from CLS Rental Properties, LLC f/k/a CLS Investment Properties, Inc., of record in Instrument 20090818-0077623, said Register's Office, dated August 11, 2009.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 421, Page 34, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2113 Belmont Blvd., Nashville, TN 37212

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 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 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 our hands this 13th day of February, 2015.

The Rogers Community Property Trust
By:

Owen L. Rogers, Trustee

Joyce B. Rogers, Trustee

BILL GARRETT, Davidson County
Trans:T20150013742 DEEDWARR
Recvd: 02/25/15 11:45 2 pgs
Fees:13.00 Taxes:3515.00
20150225-0016182

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Owen L. Rogers and Joyce B. Rogers, Trustee of The Rogers Community Property Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she are Trustees of The Rogers Community Property Trust, and as such Trustees, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.