BILL GARRETT, Davidson County
Trans:T20150016521 DEEDWARR
Recvd: 03/06/15 14:38 2 pgs
Fees:13.00 Taxes:1450.40
20150306-0019531

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $392,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2015.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Akiko Rogers	MB Financial Bank NA	Map\Parcel: 172-09-0-009.00
6509 Turnberry Way	2251 Rombach Ave	
Brentwood, TN 37027	Wilmington, OH 45177	

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 ACKNOWLEDGE, WE,

Harold Gooding and wife, Amber D. Gooding

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

Akiko Rogers, UNMARRIED

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:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat of Banbury Estates of record in Plat at Instrument No. 20000921-0094036, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harold Gooding, by Amber D. Gooding, his Attorney in Fact and wife, Amber D. Gooding by Warranty deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation of record in Instrument No. 20010601-0057290 Register's Office for Davidson County, Tennessee, dated May 31, 2001 and recorded on June 01, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record as Instrument Number 20000921-0094036, Covenants, Conditions and Restrictions of record in Book 10369, Page 48, with supplemental in Instrument No. 20010523-0053234 and amendments in Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681, By-Laws of record in Instrument No. 20020610-0070239, HOA Charter of record in Book 11187, Page 575, Sewer Line Easement of record in Book 11213, Page 82, rights of others in and to the common areas and/or elements, Register's Office, Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

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 is improved property known as 6509 Turnberry Way Brentwood, TN 37027.

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 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 2nd day of March, 2015.

Harold Gooding

Amber D. Gooding

STATE OF Missouri
COUNTY OF St. Louis

Personally appeared before me, a Notary Public of said County and State, Harold Gooding and Amber D. Gooding, the within named grantors with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained .

Witness my hand, at office, this 2nd day of March, 2015.

Kimberly Ann Kohler
Notary Public

My Commission Expires: February 15, 2016

KIMBERLY ANN KOHLER
Notary Public-Notary Seal
State of Missouri, St Louis County
Commission # 12303815
My Commission Expires Feb 15, 2016

File #: 150035
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 104
BRENTWOOD, TN 37027