THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32360-04-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,065,000.00. Affiant Subscribed and sworn to before me this 15th day of May, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: King Rogers, Camille Rogers 708 Lynnwood Blvd. Nashville, TN 37205	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 130 07 0 086 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew R. Beto and wife, Catherine B. Beto**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **King Rogers and Camille Rogers, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 708 Lynnwood Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150038089 DEEDWARR
Recvd: 05/15/15 15:32 3 pgs
Fees:18.00 Taxes:3940.50
20150515-0045111

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of May, 2015.

Andrew R. Beto by Katherine Oliver Jones, Attorney-In-Fact

Andrew R. Beto

BY: Katherine Oliver Jones, Attorney-In-Fact

Catherine B. Beto by Katherine Oliver Jones, Attorney-In-Fact

Catherine B. Beto

BY: Katherine Oliver Jones, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine Oliver Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Andrew R. Beto and Catherine B. Beto and is authorized by the saie Andrew R.Beto and Catherine B. Beto to execute this instrument on their behalf.

Witness my hand, at office, this 15th day of May, 2015.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly part of Lot No. 208 and the northerly part of Lot No. 209 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract as of record in Book 421, pages 102 and 103, Register's Office for said County, and described according to a copy of a survey made by T. R. Sanford, Surveyor, August 22, 1955, as follows:

Beginning at a stake or iron pin in the easterly margin of Lynwood (a/k/a Lynnwood) Boulevard, 64 feet 6 inches northerly from the corner of Lots Nos. 208 and 209; thence easterly 340 feet 6 inches to a point in the westerly line of Lot No. 219; thence with the line between Lots Nos. 208 and 219 and Lots Nos. 218 and 209; southerly, passing the corner of said four lots at 88 feet 8 inches, in all 130 feet to a point which is 41 feet 4 inches south of the common corner of said four lots; thence westerly 361 feet 2 inches to a stake in the easterly margin of Lynwood (a/k/a Lynnwood) Boulevard; thence with the margin of said Boulevard, northerly 150 feet to the point of beginning.

Being the same property conveyed to Andrew R. Beto and wife, Catherine B. Beto by deed dated June 26, 1998 from Dennis J. Hooks and wife, Perry Pidgeon Beasley Hooks, of record in Book 11006, page 557, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.