WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/15 13:54 2 pgs
Fees:13.00 Taxes:518.00
20151118-0117070

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Victoria Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF Nov., 20 15

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

My Commission Expires MAY 3, 2016

MST 2015-1311 (Buyer)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VBS Holdings, a Tennessee General Partnership	New Owner	091-06-082.00
(NAME)	(NAME)	
1606 Twin Sq. Way		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Victoria Rogers and husband, Jerry Rogers**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VBS Holdings, a Tennessee General Partnership**, 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. 15 on the Plan of West Park Addition, of record in Plat Book 2330, Page 39, 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 Victoria Rogers and wife, Jerry Rogers by Warranty Deed from L.B. Vestal Gillihan and wife, Sandra Lynn Gillihan, of record in Instrument No. 20020812-0097114, Register's Office for Davidson County, Tennessee, dated July 30, 2002 and recorded on August 12, 2002.

Subject to: Property taxes have been prorated and paid at property transfer. Subject to all matters shown on the Plan of record in Plat Book 2330, Page 39, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2437, Page 59, in the Register's Office for Davidson County, Tennessee.

This property, known as 5908 Carl Place, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 18th DAY OF NOV, 20 15.

Victoria Rogers

Victoria Rogers

Jerry Rogers

Jerry Rogers

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victoria Rogers and husband, Jerry Rogers, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of NOV, 20 15.

Notary Public

My Commission Expires: _____

(SEAL)

GEORGE JOE MILDRUM JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016