Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0311-15

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

BILL GARRETT, Davidson County
Trans:T20150102487 DEEDWARR
Recvd: 12/03/15 15:18 2 pgs
Fees:13.00 Taxes:1849.63
20151203-0122076

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST day of December, 2015

~~Notary Public~~
My Commission Expires: 7-3-17

Address of New Owner	Send Tax Bills To:	
Bryan Garner 3725 Nevada Avenue Nashville, TN 37209	1ST MARINER BANK 3301 BOSTON ST. BALTIMORE, MD 21224	Map/parcel: 092-13-0-483.00

WARRANTY DEED

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, I/WE

George Phillip Lauderback II and Tina Lynn Lauderback, husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bryan Garner and Regina Garner, husband and wife,

HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

Being all of Lot No. 2 on the Plan of Rogers Subdivision of record in Instrument Number 20060419-0045064 in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to George Phillip Lauderback II and Tina Lynn Lauderback by Warranty Deed from KVW, LLC., a Tennessee Limited Liability Company dated June 3, 2015 and appearing of record in Instrument No, 20150608-0053409 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3725 Nevada Avenue Nashville, TN, 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of December, 2015

George Phillip Lauderback II

Tina Lynn Lauderback

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within George Phillip Lauderback II and Tina Lynn Lauderback, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 1st day of December, 2015

Notary Public

My Commission Expires:

JENNIFER A SKINNER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 08-17-2019
RUTHERFORD COUNTY