This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150105420 DEEDWARR
Recvd: 12/14/15 14:24 2 pgs
Fees:13.00 Taxes:703.00
20151214-0125569

ADDRESS NEW OWNER:
Phillip Mann
2302 Burns Street
Nashville, Tennessee 37216

SEND TAX BILL TO:
Owner

MORTGAGEE
Farmington Mortgage, div. of CapStar Bank
2002 Richard Jones, Suite 300A
Nashville, Tennessee 37215

MAP 072
GROUP 11 0
PARCEL 25000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Justin Rogers, a married man** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Phillip Mann, an unmarried man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows to-wit: Being Lot No. 33, in the plan of W.J. Myers Subdivision of part of Maxey's addition to Nashville, of record in plat book 332, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 33 fronts 50 feet on the westerly side of Burns Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Justin Rogers by deed from George Brandt, dated June 26, 2015, of record in Instrument No 20150626-0061698, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 332, page 66, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 2302 Burns Street, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phillip Mann, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 the 9th day of December, 2015.

Justin Rogers

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Justin Rogers, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of December, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of December, 2015.

NOTARY PUBLIC
My Commission Expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016