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:T20160008594 DEEDWARR
Recvd: 02/01/16 15:22 2 pgs
Fees:13.00 Taxes:795.50
20160201-0009680

ADDRESS NEW OWNER:
Joanna R. Suddath
1317 Davidson Street
Nashville, Tennessee 37206

SEND TAX BILL TO:
Owner

MORTGAGEE,
McLeasie Banking Co.
P.O. Box 220
McKenzie, TN 38201

MAP 094
GROUP 05 0
PARCEL 088.00

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 **Joanna R. Suddath, a single woman**, hereinafter called the "GRANTEE", her 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 44, Section One, Revised Shelby Heights, as of record in Plat Book 2330, page 171, Register's Office for Davidson County, Tennessee.

Said Lot 44, begins at a point in the northerly margin of Davidson Street the common front corner of Lots No. 43, and 44; thence northwardly 108.5 feet to the common rear corner of Lots Nos. 43, 44, and 80; thence with the margin between Lots Nos. 44 and 80 eastwardly 106.7 feet to a point in the westerly margin of South 14th Street; thence with said margin southwardly 67.0 feet to a point; which marks the beginning of a curve with radius of 25.0 feet; thence around said curve southwardly and westwardly 39.27 feet to a point in the northerly margin of Davidson Street; thence with said margin eastwardly 75.0 feet to the beginning.

Being the same property conveyed to Justin Rogers by deed from Eric Sox & George Brandt, dated October 15, 2015, of record in Instrument No 20151015-0104914, 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 2330, page 171, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1317 Davidson Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joanna R. Suddath, a single woman, her 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, her 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 28th day of January, 2016.

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, 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 28th day of January, 2016.

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 $215,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of January, 2016.

NOTARY PUBLIC
My Commission Expires: _____

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066