THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15115986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of February, 2016.

Notary Public
My Commission Expires: _____

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

BILL GARRETT, Davidson County
Trans:T20160016642 DEEDWARR
Recvd: 03/01/16 09:20 2 pgs
Fees:13.00 Taxes:1665.00
20160301-0019284

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jordan Goetzke and Amanda Goetzke 208 WALLINGFORD SQ Nashville TN 37211-8578	New Owner Franklin Synergy Bank 722 Columbia Avenue Franklin TN 37064	Tax Parcel ID No. 172140B14800CO

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, **Maria E. Rogers, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jordan Goetzke and Amanda Goetzke, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 148, First Revision of Winfield Park, Phase 1, Section 2, as shown on plat of record as Instrument No. 200002250018480, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed by Quitclaim Deed from The Dealous Ira Downs Jr. Revocable Living Trust U/A/D May 3, 2001 to Maria E. Rogers, as recorded on the 14th day of February, 2012 in Instrument No. 20120214-0013035; Quit Claim Deed in Trust from D. Ira Downs, Jr., and Maria E. Rogers to Dealous Ira Downs, Jr., not individually, but as Trustee of the Dealous Ira Downs, Jr. Revocable Living Trust dated May 3, 2001, as recorded on the 1st day of March, 2007 in Instrument No. 20070301-0025073; Quitclaim Deed from D. Ira Downs, Jr. to D. Ira Downs, Jr., unmarried and Maria E. Rogers, unmarried, tenants in common with right of survivorship, as recorded on the 26th day of November, 2002 in Instrument No. 20021126-0146699 and Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership to D. Ira Downs, Jr., unmarried, as recorded on the 21st day of December, 2000 in Instrument No. 20001221-0125059, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION OF WINFIELD PARK, PHASE 1, SECTION 2, as recorded in Instrument No. 200002250018480.

Covenants, Conditions and Restrictions recorded in Book 11113, Page 691 and Instrument Nos. 20001211-0122000 and 20020520-0061426.

Terms and provisions of by-Laws recorded in Book 11113, Page 717 and Instrument Nos. 20001211-0122000 and 20020520-0061426.

Easement for Ingress/Egress and Cross Use Agreement, recorded in Book 5552, Page 857.

Easement recorded in Book 11628, Page 204 and Book 11124, Page 852.

Rights of other parties in and to any grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights.

Conveyance of Open Space in favor of Winfield Park Homeowners Association, Inc. recorded at Instrument Nos. 20020515-0059530 and 20020515-0059529.

Flow of any creeks and streams across said property.

This is improved property located at 208 WALLINGFORD SQ Nashville TN 37211-8578

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2016.

Maria E. Rogers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maria E. Rogers, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2016.

Notary Public

My Commission Expires: 9·10·2018

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018