WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160018571 DEEDWARR
Recvd: 03/07/16 14:29 2 pgs
Fees: 13.00 Taxes: 1132.20
20160307-0021726

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $306,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF MARCH, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 105 Glen Oak Blvd, Suite 101, Hendersonville, TN 37075
file # 16-1738H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Robert Nelson and Leslie Nelson	new owner	098-06-0A-156.00-CO
1829 Bunting Way Drive		
Hermitage, TN 37076-5620		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MICHAEL ROGERS, AN UNMARRIED MAN

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

ROBERT NELSON AND LESLIE NELSON, 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 in Davidson County, Tennessee, being Lot No. 140 on the Plan of Final Plat of Phase Two, Section A, Bridgewater, a Planned Unit Development, of record in Plat at Instrument No. 20061207-0151485, 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 William H. Johnson, III and wife, Sonya Johnson by Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri Limited Liability Company of record in Instrument No. 20070702-0078742 Register's Office for Davidson County, Tennessee, dated June 28, 2007 and recorded on July 02, 2007.

Being the same property conveyed to US Bank National Association by Substitute Trustee's deed from Brock & Scott, PLLC, as Substitute Trustee of record in Instrument No. 20150424-0036859 Register's Office for Davidson County, Tennessee, dated April 21, 2015 and recorded on April 24, 2015.

Being the same property conveyed to Michael Rogers, an unmarried man by Warranty deed from US Bank National Association of record in Instrument No. 20151103-0111700 Register's Office for Davidson County, Tennessee, dated October 26, 2015 and recorded on November 03, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20061207-0151485, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051024-0128043, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20060223-0021110, in the Register's Office for DavidsonCounty, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 1829 Bunting Way Drive, Hermitage, TN 37076-5620

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 4th day of March, 2016.

Michael Rogers by J. C. Attorney in Fact

Michael Rogers

By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Michael Rogers for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Michael Rogers and is authorized by Michael Rogers to execute this instrument on his/her behalf.

Witness my hand and official seal, this 4th day of March, 2016.

Elizabeth J Barnes

Notary Public

My Commission Expires: 1-26-19



File #: 16-1738H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

105 Glen Oak Blvd, Suite 101

Hendersonville, TN 37075