D mail to

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans: T20160042481 DEEDWARR
Recvd: 05/20/16 09:46 2 pgs
Fees: 13.00 Taxes: 776.79
20160520-0050654

ADDRESS NEW OWNER:
Patrick W. Hayes
3806 Edwards Avenue
Nashville, Tennessee 37216

MORTGAGEE

SEND TAX BILL TO:
~~Owner~~
Pinnacle Bank
150 3rd Ave South #900
Nashville TN 37201

MAP 061
GROUP 14 0
PARCEL 202.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", 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 **Patrick Hayes and Jennifer Rodriguez, Husband and Wife,** hereinafter called the "GRANTEES", their 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, being Lot No. 2 of the resubdivision of Lot No. 164 on the Plan of Maplewood Heights of record in Plat Book 5190, page 274, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Justin Rogers by deed from by Quitclaim Deed from Eric Sox and George Brandt, dated November 25, 2015, of record in Instrument No 20151130-012046, Register's Office for said County. Being the same property conveyed to Eric Sox and George Brandt by Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee, dated November 17, 2015, of record in Instrument 20151124-0118936, Register's Office for said County. Being the same property conveyed to Deborah A. Newsom by deed from Charles R. Simpson and wife, Connie S. Simpson, dated November 27, 1996, of record in Book 10276, Page 635,, Register's Office for said County.

Being the same property conveyed to Justin Rogers by deed from Eric Sox and Geroge Brandt dated November 25, 2015 and recorded in Instrument No. 20151130-0120465 said Register's Office.

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.

Said property is transferred subject to the following matters:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 5190, page 274, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 3806 Edwards Avenue, 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 Hayes and Jennifer Rodriguez, Husband and Wife, their heirs and assigns, forever, and, GRANTOR does

covenant with the said GRANTEES 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 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 our hands this the 12th day of May, 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 12th day of May, 2016.

NOTARY PUBLIC
My Commission Expires: 2-25-19

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 $209,944.00

AFFIANT

Subscribed and sworn to before me on this 12th day of May, 2016.

NOTARY PUBLIC
My Commission Expires: 6-21-2016

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016