THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS, P.C.
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF Williamson)
The actual consideration or value, whichever is greater, for this transfer is $450,000.

AFFIANT

Subscribed and sworn to before me this 27th day of July, 2016.

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 07/28/16 15:20 4 pgs
Fees:23.00 Taxes:1665.00
20160728-0078053

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael G. Rogers #2 Morningside Nashville, TN 37215	New Owner SWBC Mortgage 9311 San Pedro #100 San Antonio, TX 78216	131-06-0B-54.00 CO

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, I

SARAH C. ROWAN, UNMARRIED

herein referred to as "Grantor", have bargained and sold, and by these presents do hereby transfer and convey unto

MICHAEL G. ROGERS, A SINGLE MAN

herein referred to as "Grantee", Grantee's heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 50, as shown on the map entitled Burton Hills, Village of Summerwind, Tract 12, of record as Plat Book 6250, Page 811, amended in Book 6918, Page 885 and Book 9233, page 392, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **WILLIAM H. ROWAN, JR. and wife, SARAH C. ROWAN,** by deed from **BURTON HILLS PROPERTIES, A KENTUCKY GENERAL PARTNERSHIP**, of record in Book 6962, Page 166, dated August 15, 1986, Register's Office for Davidson County, Tennessee. Said property being further conveyed to **SARAH C. ROWAN** by deed from **WILLIAM H. ROWAN, JR.** of record in Book 10057, Page 478, dated May 17, 1996, said Register's Office.

7247R

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 right of ways for public utilities that appear in the appropriate public record.

1. County of Davidson general or special taxes and assessments required to be paid in the year 2016 (which have been prorated and assumed by Grantee) and subsequent years.

2. Matters shown on the Plan of record as Plat Book 6250, Page 811, amended in Book 6918, Page 885 and Book 9233, page 392, said Register's Office.

3. Matters shown on the Revised Plan of Burton Hills of record as Plat Book 6250, Page 649, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an Instrument of record as Book 6778, Page 510 and amended in Book 6917, Page 736, and Book 11161, Page 719, said Register's Office.

5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an Instrument of record as Book 6517, Page 522, and amended in Book 6691, Page 593, and Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188, and Book 9882, Page 733, said Register's Office.

6. Restrictive Covenants contained in instrument of record in Book 6326, Page 588, said Register's Office.

7. Charters of Burton Hills Homeowners Association, Burton Hills Recreational Association and Burton Hills Village of Summerwind Association recorded in Book 6517, Page 505; Book 6517, Page 511 and amended in Book 6921, Page 214; and Book 6778, Page 505 and amended in Book 6921, Page 212, said Register's Office.

8. Agreement by and between Burton Hills Properties and Nashville and Davidson County Metropolitan Planning Commission as set forth in instruments of record in Book 6470, Page 383, and Book 6655, Page 47, said Register's Office.

9. Maximum Square Footage Allocation for the Village of Summerwind - Tract 12 of record in Book 6778, Page 709, said Register's Office.

10. Ingress and Egress Easement of record in Book 7443, Page 809, said Register's Office.

BEING improved property, known as 604 Summerwind Circle, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. GRANTOR does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 27 day of July, 2016.

Sarah C. Rowan
SARAH C. ROWAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **Sarah C. Rowan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of July, 2016.

David A. Childress
Notary Public

My Commission Expires: 7/8/2019

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

