BILL GARRETT, Davidson County
Trans:T20160078234 DEEDWARR
Recvd: 09/07/16 10:28 2 pgs
Fees:13.00 Taxes:362.60
20160907-0093833

This instrument prepared by:
Lynn Newcomb, Attorney
BALTHROP, PERRY,
NOE & NEWCOMB
An Association of Attorneys
102 Frey St, PO Box 82
Ashland City, TN 37015

Thomas E. Rogers, Jr. Revocable Trust

TO: Larry Wiggs, Stephen Elkins &
Rickey L. Walker
7013 Westbelt Dr.
Nashville TN 37209

MAP & PARCEL:
066-00-0-017.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, the Thomas E. Rogers, Jr. Revocable Trust, Grantor herein; has bargained and sold and by these presents do convey unto Larry Wiggs, Stephen Elkins & Rickey L. Walker, Grantees herein, their successors and assigns, the following described property:

A Tract of land in the 13th, formerly 25th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point on the southerly right of way of the Tennessee Central Railroad 875 feet east of the railroad bridge over Island Branch; thence southwardly to the low water mark of Cumberland River; thence with same eastwardly 225 feet to E. Rice's southwest corner; thence with said Rice's westerly line northwardly to said southerly right of way line of the Tennessee Central Railroad; thence with the same westwardly 225 feet to the beginning.

Being a portion of the same property conveyed to Thomas E. Rogers, Jr., an unmarried man, by deed from Gregory S. Perrone, Trustee, of record in Instrument No. 20090929-0090407, dated September 22, 2009, Register's Office of Davidson County. Being a portion of the same property conveyed to the Thomas E. Rogers, Jr. Revocable Trust dated July 3, 2014, by Quitclaim Deed from Thomas E. Rogers, Jr., an unmarried man, of record in Instrument No. 20140708-0060121, dated July 3, 2014, said Register's Office.

This conveyance is subject to the lien of 2016 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to Easement for the flow of the water of Cumberland River and the rights of the public therein; Rights of upper and lower riparian owners to the flow of the water of Cumberland River, free from diminution or pollution; Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Cumberland River; Title to that portion of the premises, if any, embraced within the right-of-way of Tennessee Central Railroad; and all other matters of record.

This description is the same as used in the last deed of record.

This is unimproved property known as 5761 River Trace, Nashville, TN 37218.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their successors and assigns forever. The Grantor does covenant with Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. The Grantor does further covenant and bind itself and its heirs and representatives to warrant and forever defend the title unto said real

property unto the Grantees, their successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set our hands, this the 30th day of August, 2016.

Thomas E. Rogers, Trustee
Thomas E. Rogers, Jr., Trustee
Thomas E. Rogers, Jr. Revocable Trust

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Thomas E. Rogers, Jr., Trustee for the Thomas E. Rogers, Jr. Revocable Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 30th day of August, 2016.

NOTARY PUBLIC

LYNN NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 1/6/2020

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $98,000.00.

Affiant

SWORN to and subscribed before me,

this the 30th day of August, 2016.

NOTARY PUBLIC

LYNN NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 1/6/2020