THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411370** BILL GARRETT, Davidson County Trans:T20170031100 DEEDWARR Recvd: 04/13/17 09:01 2 pgs Fees:13.00 Taxes:1982.15 20170413-0036029	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$535,715.00. Affiant Subscribed and sworn to before me, this11th day of April, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Frank M. Rogers, V and Jessica S. Rogers 116 WOODWARD HILLS PL Brentwood TN 37027-4235	New Owner	Tax Parcel ID No. 159-16-0-003.00

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, **John C. Russell and Carol L. Russell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frank M. Rogers, V and Jessica S. Rogers, husband and wife**, ("Grantees"), its 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. 3 on the Plan of Woodward Hills, of record in Book 9700, Page 900, Register's Office for Davidson County, Tennessee, as amended at Book 11766, Page 32, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John C. Russell and wife, Carol L. Russell by Warranty Deed from Barry Construction Co., a Tennessee corporation, recorded on the 21st day of November, 2006 in Instrument No. 20061121-0144328, 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 2017 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 WOODWARD HILLS, as recorded in Plat Book 9700, Page(s) 900, amended in Book 11766, Page 32.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11643, Page 319, amended in Book 11766, Page 34 and Instrument No. 20000621-0061752.

Terms and provisions of by-Laws recorded in Instrument No. 20000502-0043931.

Charter of Woodward Hills Homeowners Association, Inc. recorded at Instrument No. 20000502-0043930.

This is improved property located at 116 WOODWARD HILLS PL Brentwood TN 37027-4235

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 11th day of April, 2017.

John C. Russell

Carol L. Russell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John C. Russell and Carol L. Russell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of April, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018