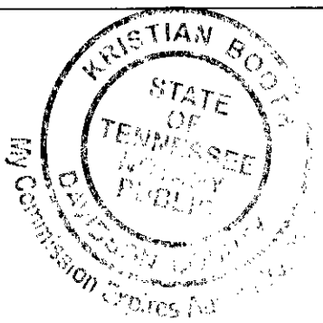


STATE OF TENNESSEE ~~OR~~
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $519,500.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 21st day of March, 2018.

Kristan Booth
Notary Public

My commission expires: 8-20-19

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Bill Garrett Davidson County
Batch# 72714 DEEDWARR
03/23/2018 02:00:48 PM 2 pgs
Fees: $13.00 Taxes: $1,922.15

20180323-0027656

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Michael James Parkinson	FRANKLIN AMERICAN MTG	**155-10-0B-038.00-C**
7020 Natchez Pointe Boulevard	6100 TOWER CIR, STE 600	
Nashville, TN 37221	FRANKLIN, TN 37067	

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, WE,

Preston Rogers and Molly Rogers, husband and wife

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

Michael James Parkinson and Leigh Ann Parkinson, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 38 on the Plan of Final Plat of Natchez Pointe, Cluster Lot of record in Plat at Instrument No. 20080402-0033047, 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 David F. Sawrie and Anita P. Sawrie, husband and wife by Warranty Deed from Dalamar Homes, LLC of record in Instrument No. 20150204-0010626 Register's Office for Davidson County, Tennessee, dated January 29, 2015 and recorded on February 04, 2015.

Being the same property conveyed to Preston Rogers and Molly Rogers, husband and wife by Warranty Deed from David F. Sawrie and Anita P. Sawrie, husband and wife of record in Instrument No. 20161013-0108521 Register's Office for Davidson County, Tennessee, dated September 28, 2016 and recorded on October 13, 2016.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 7020 Natchez Pointe Boulevard, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 21st day of March, 2018:

Preston Rogers

Molly Rogers

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Preston Rogers and Molly Rogers, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 21st day of March, 2018.

My Commission Expires: 3/10/2019

Notary Public

20181099R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY