Realty Title Box 48A

RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/18/08 11:03 2 pgs
Fees:13.00 Taxes:3681.50
20080618-0062690

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $995,000.00.

Pamela Hruck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF JUNE, 2008.

Laura Colbert
Notary Public

MY COMMISSION EXPIRES: **7-24-2010**
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC TENNESSEE KAREN COLBERT

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Rosy and wife Joanne V. Rosy	**Bank of America, N.A.**	
(NAME) 1710 Graybar Lane	(NAME) **P.O. Box 535318**	117-110-K-004.00CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) **Atlanta, GA 30353-5318**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **GREG POWELL AND WIFE, ANDREA POWELL**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RICHARD L. ROSY AND WIFE, JOANNE V. ROSY**, hereinafter called the Grantees, 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 Unit No. 1710 Graybar as shown on Exhibit "C" to the Master Deed for Hopkins at Graybar Condominium, of record as Instrument No. 20050510-0052782, as amended at Instrument No. 20050524-0058665, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Greg Powell and wife, Andrea Powell, by deed from Bob Haley, married, dated June 28, 2005, of record in Instrument No. 20050713-0081000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1710 Graybar Lane, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 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 4th day of June, 2008.

Greg Powell

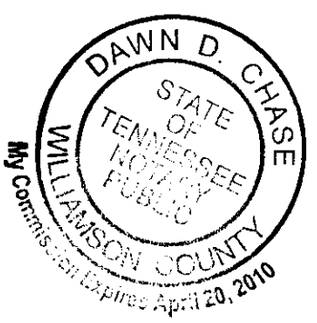
Andrea Powell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Greg Powell and wife, Andrea Powell, the 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 and official seal at Franklin, Tennessee on this 4th day of June, 2008.

My Commission expires:



Notary Public