WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090047361 DEEDWARR
Recvd: 07/14/09 14:49 2 pgs
Fees:13.00 Taxes:1961.00
20090714-0065939

M. L. HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$530,000.00.**

Affiant

Subscribed and sworn to before me this 30th day of June, 2009.

Notary Public
My Commission expires: 8-9-09
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
~~Brad Rouse~~ William B. Rouse	Owner	132-01-0-177.00
4135 Outer Drive		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **2351 Pagel Holdings, LLC, a Minnesota limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William B. Rouse and Laura F. Rouse, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 123 on the plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to 2351 Pagel Holdings, LLC, a Minnesota Limited Liability Company, by deed from Lizzie L. Foster, now Vantrease, unmarried, on August 14, 2008, of record in Instrument Number 20080820-0085567, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 132-01-0-177.00.
- Subject to all matters as shown on the Plan of record in Book 1424, page 98 and 99, Register's Office Davidson County, Tennessee.

This is improved property known as: **4135 Outer Drive, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 30, 2009.

2351 Pagel Holdings, LLC,
a Minnesota limited liability company

BY: MANAGER

STATE OF TN.

COUNTY OF Davidson

On this 30th day of June, 2009, before me, appeared Robert W. Dufresne, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Manager of 2351 Pearl Holdings, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Robert W. Dufresne acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 8/10/10

ANDREA MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY