Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090060529 DEEDWARR
Recvd: 09/02/09 15:00 3 pgs
Fees:18.00 Taxes:686.35
20090902-0082740

ADDRESS NEW OWNER:
Patricia A. Rose
212 Wauford Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
U. S. Bank National Association
4801 Frederica Street
Owensboro, KY 42301

MAP 147-6
GROUP
PARCEL 28.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Verner Paul King, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Patricia A. Rose and husband, David M. Rose**, 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 Lot No. 117 on the Revised Plan of Caldwell Hall, Section 1, of record in Plat Book 2900, page 59, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Verner Paul King by deed dated from Michael Thomas Barrett and wife, Carolyn Sue Barrett DATED July 24, 1998 of record in Book 11039, page 876, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **212 Wauford Drive, Nashville, Tennessee 37211.**

Tracey King, spouse of Verner Paul King, hereby joins in this conveyance transferring all her right, title and interest in said property, marital or otherwise.

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **28th** day of **August, 2009.**

Verner Paul King

Tracey King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Verner Paul King and Tracey King**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of August, 2009.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $285,500.00.

8/28/09

AFFIANT

Subscribed and sworn to before me on this 28th day
of August, 2009.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY