File No. 290900212

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/09 09:56 3 pgs
Fees:18.00 Taxes:638.25
20091027-0098868

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/14/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth E. Little	WR Starkey Mortgage, LLP	1171230
(NAME)	(NAME)	
1206 Clifton Lane	5055 W. Park Blvd, Ste. 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Plano, TX 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, Stephen L. Rosa, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Kenneth E. Little and L. Juliet Brodbeck-Little, husband and wife, hereinafter called the grantee(s), His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County Tennessee, being part of the O. F. Noel Estate, being a part of tract 2 shown on a survey by Hal R. Swann, Jr. September 26, as follows:

Beginning at an iron pin in the northerly margin of Clifton Lane or Avenue 425 feet West of the westerly margin of Granny White Pike; thence with the margin 94 feet to an iron pin; thence North 81° 11' east 111 feet to an iron pin; thence southerly 115 feet to the point of beginning.

Being the same property conveyed to Ralph E. Rosa and wife, Ruth L. Rosa by deed dated October 20, 1995 and filed for record in Book 2401, Page 437, Register's Office for said County. The said Ralph E. Rosa having since died and predeceasing his wife, Ruth L. Rosa, leaving her as sole surviving heir. The said Ruth L. Rosa having since died. Therefore leaving said property to her son Stephen L. Rosa by conveying said property to Stephen L. Rosa by virtue of the Last Will & Testament of Ruth Lawrence Rosa dated September 28, 1992 of record in Will Book 201, Page 523 and Probate No. 95P-1720, found of record in the Davidson County Probate Circuit Court Clerk's Office.

This conveyance is subject to (1) Sewer Easement as shown of record in Deed Book 3932, Page 210, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1206 Clifton Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), His 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), His 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 this 23rd day of October, 2009.

Stephen L. Rosa
Stephen L. Rosa

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Stephen L. Rosa the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of October, 2009.

Commission expires: 05/03/2010

Notary Public

JENIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

File Number: 290900212

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

