THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 **Return to: File Box 9-B** **First Title and Escrow Co.** **ftec file #29251**	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 2009. Notary Public MY COMMISSION EXPIRES: My Commission Expires Feb. 19, 2013 (AFFIX SEAL)

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Rossini	Pinnacle National Bank	MAP 115-07-0
715 Davidson Road	211 Commerce Street #300	PARCEL 076.00
Nashville, TN 37215	Nashville, TN 37201	
(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, **Stephen W. Cratty and Travis W. Cratty**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey M. Rossini and wife, Caroline R. Rossini**

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. 16 on the Plan of West Meade Addition, Section Two, as of record in Book 2854, page 56, Registers office for Davidson County, Tennessee.

Said Lot No. 16 fronts 117 feet on the southerly side of Davidson Road and runs back between parallel lines 340 feet to a dead line.

Being the same property conveyed to Robert C. Cratty and wife Margaret E. Cratty by deed from Ira T. Adams and wife Martha S. Adams, as of record in Book 3067, page 631, Registers office for Davidson County, Tennessee, dated April 25, 1960. Margaret E. Cratty died on November 15, 1998 and her interest in the property vested in Robert C. Cratty. Robert C. Cratty died on June 22, 2008 and devised a three-fourths (3/4) undivided interest in the read property to his son, Stephen W. Cratty, and a one-fourth (1/4) undivided interest in the real property to his grandson, Travis W. Cratty, pursuant to the Last Will and Testament of Robert C. Cratty, deceased, admitted to probate in Davidson County, Tennessee, and of record in matter number O8P-1215 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Clerk's office.

Being the same property conveyed to Stephen W. Cratty, as to a three fouths (3/4) undivided interest, as a tenant in common and Travis W. Cratty as to one fourth (1/4) undivided interest as a tenant in common by quitclaim deed from Stephen W Cratty, Executor of the Estate of Robert C. Cratty, as of record in Instrument NO. 20081231-0124124, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **715 Davidson Road, Nashville, TN 37215.**

BILL GARRETT, Davidson County
Trans: T20090087614 DEEDWARR
Recvd: 12/30/09 13:54 3 pgs
Fees: 18.00 Taxes: 832.50
20091230-0118522

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 _____ hand( ) this the 28th day of December, 2009.

Stephen W. Cratty

Stephen W. Cratty

Travis W. Cratty by Stephen W. Cratty attorney in fact

Travis W. Cratty by Stephen W. Cratty, Attorney-in-Fact

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen W. Cratty** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of December, 2009.

My Commission expires May 8, 2012

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen W. Cratty** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that HE executed the within instrument on behalf of **Travis W. Cratty**, as HIS Attorney in Fact, as the free act and deed of the within named **Travis W. Cratty**.

Witness my hand and official seal this the 28th day of December, 2009.

My Commission expires May 8, 2012

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN