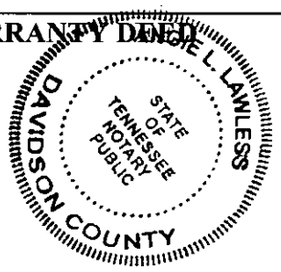
File No. 291000105

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $478,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-22-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100031393 DEEDWARR
Recvd: 05/25/10 12:29 2 pgs
Fees:13.00 Taxes:1768.60
20100525-0040253

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Rosen	New Owner	131150D00200CO
(NAME)	(NAME)	
1300 Burton Valley Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, Fernando J. Rodriguez and wife, Rose A. Rodriguez, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Michael J. Rosen and wife, Jamie T. Rosen**, hereinafter called the grantee(s), 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 B of Burton Valley Townhomes, filed as Exhibit B to, and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050802-0090510 and rerecorded in Instrument No. 20050805-0092217, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to FERNANDO J. RODRIGUEZ AND WIFE, ROSE A. RODRIGUEZ by deed from KEDS PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP of record in Instrument No. 20060105-0001418 on 12/23/2005 and filed for record on 01/05/2006, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 2330, Page 73, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050802-0090510, Instrument No. 20050805-0092217, said Register's Office.

Power Line Easement of record in Book 2813, Page 67, said Register's Office.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 131150D00200CO

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 1300 Burton Valley Rd., 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), 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), 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 27th DAY OF April, 2010.

Fernando J. Rodriguez

Rose A. Rodriguez

STATE OF Virginia
COUNTY OF Arlington

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Fernando J. Rodriguez, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 27 day of APRIL, 2010

Witness my hand at office this 27 DAY OF APRIL, 2010

Commission expires:

Notary Public

KORITZIA H. QUINONES
Notary Public
Commonwealth of Virginia
7130766
My Commission Expires Aug 31, 2011

STATE OF Maryland
COUNTY OF Montgomery

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Rose A. Rodriguez, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 27th day of April, 2010

Witness my hand at office this 27th DAY OF April 2010

Commission expires: 2/21/2014

Notary Public

File Number: 291000105

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027