WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2010

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 7.25.12

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Caryn M. Tamber-Rosenau	Wells Fargo Home Mortgage	Parcel ID:
6901 Stone Creek Road	390 Mallory Station Road, Ste 106	141150B00400
Nashville, TN 37221	Franklin, TN 37067	

FOR AND IN 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 E. Brown and wife, Patti A. Brown

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Caryn M. Tamber-Rosenau and Benjamin J. Tamber-Rosenau, husband and wife and Alexander M. Rosenau*
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:

***and Robin A. Rosenau, husband and wife**

BEING Lot No. 280, on the Plan of Rolling River Estates, Phase II, of record in Book 5200, Page 7, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stephen E Brown and wife, Patti A. Brown, by deed from Gene H. Hollis and wife, Laura S. Hollis, of record in Book 8602, Page 616, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 4788, Page 950; Book 4871, Page 640; Book 4892, Page 689; Book 5214, Page 933; and Book 4892, Page 679, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 7, said Register's Office.

This conveyance is subject to any and all, recorded ~~and unrecorded~~, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6901 Stone Creek Road, Nashville, TN 37221

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 our hands this 26th day of July, 2010.

Stephen E. Brown

Patti A. Brown

BILL GARRETT, Davidson County
Trans:T20100046091 DEEDWARR
Recvd: 07/28/10 09:38 2 pgs
Fees:13.00 Taxes:675.25

20100728-0059051

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 E. Brown and Patti A. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of July, 2010.

My Commission Expires: 11/7/10

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.