BILL GARRETT, Davidson County
Trans:T20110027636 DEEDWARR
Recvd: 05/09/11 14:40 2 pgs
Fees:13.00 Taxes:1909.20
20110509-0035572

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50862
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kathleen R. Rosenthal Brandon G. Rosenthal 4914 Roselawn Circle Nashville, TN 37215	New Owner

TAX MAP-PARCEL NUMBERS: 145-3-40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$516,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John J. Jasko and wife, Jocelyn J. Jasko,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kathleen R. Rosenthal and husband Brandon G. Rosenthal** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Roselawn Estates of record in Book 2900, page 86, Register's Office for said County.

Being the same property conveyed to John J. Jasko and wife, Jocelyn J. Jasko, by deed from Bruce O. Wilbanks and wife, Lella B. Wilbanks, dated January 3, 2005 and recorded on January 4, 2005, of record in Doc. No. 20050104-0000998 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2900 Page 86, said Register's Office, which Plan shows a 100 foot minimum building setback line from Roselawn Circle and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 4914 Roselawn Circle, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of May, 2011.

John J. Jasko

Jocelyn J. Jasko

State of TENNESSEE
County of DAVIDSON

On this 2nd day of May, 2011 , before me the undersigned authority, personally appeared John J. Jasko and Jocelyn J. Jasko , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $516,000.00

Affiant

Sworn and subscribed before me this the 6th day of May, 2011

My Commission Expires: 07/08/13

Notary Public

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County