AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

NEW OWNER:
Roxanne Roske and Robert Bruce Thomas

101 McKennell Drive
Nashville, Tennessee 37206

SEND TAX BILLS TO:
SUNTRUST MORTGAGE
P.O. Box 79041, Baltimore, MD 21279-00411

Map 072
Group 15-0
Parcel 347.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087
FILE NO: 11-0307

BILL GARRETT, Davidson County
Trans:T20110042890 DEEDWARR
Recvd: 07/18/11 08:38 2 pgs
Fees:13.00 Taxes:503.94
20110718-0054475

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty Six Thousand Two Hundred and 00/100 Dollars ($136,200.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MCKENNELL STREET II PARTNERS** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto ROXANNE ROSKE AND ROBERT BRUCE THOMAS, WIFE AND HUSBAND ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Porter Place of record in Instrument No. 20080326-0030485, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to McKennell Street II Partners by Quitclaim Deed from McKennell Street Partners, dated December 1, 2010 and of record in Instrument #20101208-0097548, Register's Office for Davidson County, Tennessee, for further reference see Instrument #20080421-0040316.

This is IMPROVED property known as 101 McKennell Drive, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 14th day of July, 2011.

MCKENNELL STREET II PARTNERS

By: _____
FRANK A. BRYANT, PARTNER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MCKENNELL STREET II PARTNERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that FRANK A. BRYANT is PARTNER of MCKENNELL STREET II PARTNERS, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 14th day of July, 2011.

_____
NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$136,200.00**.

Christy Malone-Smith
AFFIANT

Sworn to and subscribed to before me this 14th day of July, 2011.

_____
NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY