Return: Bell Title
1616 Westgate Circle Brentwood, TN 37027

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $186,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of February, 2012.

Notary Public
My commission expires:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Thomas 12 Middleton Street Nashville, TN 37210	New Owner	93-11C-40

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TERRY ROSE, UNMARRIED hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL THOMAS, A Single man hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 40 on the plan of Rutledge House Condominiums of record in Book 6200, page 818, as revised in Book 11700, page 26, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Terry Rose by QuitClaim Deed from Thayne Fugal and Terry Rose, dated May 20, 2005 of record in Instrument No. 20050523-0058104, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 12 Middleton Street, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22nd day of February, 2012.

Terry Rose

BILL GARRETT, Davidson County
Trans:T20120014589 DEEDWARR
Recvd: 02/29/12 09:03 2 pgs
Fees:13.00 Taxes:688.20
20120229-0017387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terry Rose, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of February, 2012.

My commission expires: 09/09/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY