Record and Return To: **WARRANTY DEED**
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: 07108113
(AFFIX SEAL)

R-VRES-12-407

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia B. Eastwood	new owner	
407 Rose Hall (ADDRESS)	4016 Wilson Pike (NAME)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (ADDRESS) (CITY) (STATE) (ZIP)	104-06-0N-407.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MARTHA KENNEDY, FKA MARTHA F. STEPHENS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICIA B. EASTWOOD AND LAWRENCE S. EASTWOOD, JR., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 407 ON THE PLAN OF ROSE HALL CONDOMINIUM SITE PLAN, OF RECORD IN PLAT BOOK 6900, PAGE 379, WHICH AMENDS LOTS 37,38,39,40 AND 41 OF BRANSFORD REALTY COMPANY'S WEST END AVENUE PLACE OF RECORD IN PLAT BOOK 332, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARTHA F. STEPHENS, AN UNMARRIED WOMAN BY DEED FROM DAVID J. GLASS, AN UNMARRIED MAN OF RECORD IN INSTRUMENT 20070131-0012730, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 29, 2007. THE SAID MARTHA F. STEPHENS HAVING SINCE MARRIED AND NOW BEING KNOWN AS MARTHA KENNEDY.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 6900, PAGE 379; BOOK 332, PAGE 15; BOOK 7307, PAGE 760; BOOK 7307, PAGE 769; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID DANIEL KENNEDY JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY.

unimproved ( )
This is improved (X) property, known as 407 Rose Hall, Nashville, Tennessee 37212
(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), their 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), 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.

BILL GARRETT, Davidson County
Trans:T20120024051 DEEDWARR
Recvd: 04/03/12 12:18 2 pgs
Fees:13.00 Taxes:758.50
20120403-0028117

Witness my/our hand(s) this 30th day of March, 2012.

Martha Kennedy

Daniel Kennedy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha Kennedy and Daniel Kennedy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903