Davidson County DEEDWARR **Recvd: 04/25/12 12:36 3 pgs** **Fees:18.00 Taxes:599.40** **20120425-0035413**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00 Affiant Subscribed and sworn to before me, this 18th DAY OF April, 2012. Notary Public MY COMMISSION EXPIRES: 9-2-2013 (AFFIX SEAL)

WARRANTY DEED

R-AH-12-4105

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
Shawn Rosson	Sumner Bank & Trust	
4105 Cecil Court (ADDRESS)	767A Grassland Place (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	032-15-0-014.00

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, we DWAIN B. MYERS AND WIFE, LINDA F. MYERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHAWN ROSSON AND TERESA ROSSON, AS husband and wife,* , 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: *as joint tenants with right of survivorship

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 121 ON THE PLAN OF DALEMERE SUBDIVISION, SECTION 6 OF RECORD IN PLAT BOOK 3700, PAGE 22, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DWAIN B. MYERS AND LINDA F. MYERS BY DEED FROM BUFORD DWIGHT HORN, JR. OF RECORD AT INSTRUMENT NO. 20111019-0081464, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 14, 2011.BEING PART OF THE SAME PROPERTY CONVEYED TO B. DWIGHT HORN AND WIFE, M. EUNICE HORN BY DEED FROM OLIVER H. DALE AND WIFE, CLAUDINE M. DALE OF RECORD IN BOOK 3923, PAGE 412, IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE, DATED AUGUST 9, 1965. THE SAID M. EUNICE HORN DIED LEAVING THE PROPERTY B. DWIGHT HORN BY RIGHT OF SURVIVORSHIP. THE SAID B. DWIGHT HORN HAVING SINCE DIED INTESTATE ON DECEMBER 8, 2008, LEAVING AS HIS SOLE HEIR AT LAW, BUFORD DWIGHT HORN, JR. SEE AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBER 20100802-0060412, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 3700, PAGE 22; BOOK 3922, PAGE 683; BOOK 3931, PAGE 652; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 4105 Cecil Court, Nashville, Tennessee 37207
(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.

Witness my/our hand(s) this 18th day of April, 2012.

Dwain B. Myers

Dwain B. Myers

Linda F. Myers

Linda F. Myers

STATE OF Tennessee
COUNTY OF Davidson

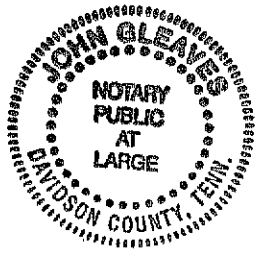
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dwain B. Myers and Linda F. Myers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 18th day of April, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)



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

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

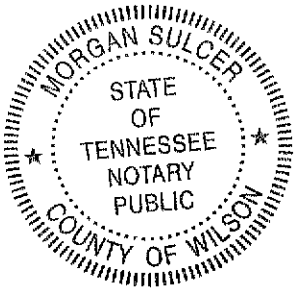
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013