Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120031429 DEEDWARR
Recvd: 04/30/12 14:17 2 pgs
Fees:13.00 Taxes:1886.63
20120430-0036806

39-B
File #12-1079

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bradford G. Northcut, unmarried, and Christopher Strickland, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James E. Rossi, unmarried,** 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 part of Lot No. 93, on the Plan of Waverly Place, of record in Book 57, page 95, Register's Office for said County, and as resubdivided by plat of record in Book 3500, page 30, Register's Office for said county,

Beginning at a concrete monument on the southerly margin of Glen Avenue, said monument being located approximately 65.7 feet east of the intersection of Glen Avenue and 9th Avenue South (formerly Kirkman); thence northwesterly 8.5 feet to an iron pin; thence in a left arc, on a curve with a 50 foot radius, 114.2 feet to an iron pin on the easterly margin of 9th Avenue South; thence along said margin, southwardly 152 feet to an iron pin at the northerly margin of an alley; thence eastwardly along said margin 9 feet to a concrete monument; thence northeastwardly 200 feet to a concrete monument, the point of beginning.

Being the same property conveyed to Bradford G. Northcut and Christopher Strickland by deed dated February 10, 2006 from The Estate of Jennis N. Holmes, of record as Instrument Number 20060324-0034105, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 853 Glen Avenue, Nashville TN, 37204.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 20th day of April, 2012.

Bradford G. Northcut

Christopher Strickland

State of Tennessee)
County of Davidson)

On this 20th day of April, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bradford G. Northcut and Christopher Strickland, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 509,900.00.

Affiant

Sworn and subscribed before me on this the 20th day of April, 2012.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
James E. Rossi	Regions Bank d/b/a Regions Mortgage	105-13-395
853 Glen Avenue	2050 Parkway Office Circle	
Nashville, TN 37204	Birmingham, AL 35244	