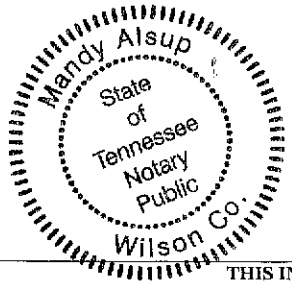
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $126,000.00.

Affiant

Subscribed and sworn to before me this 30 day of APRIL, 2012.

Notary Public
My Commission expires: 4-20-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nicole C. Roberts	Wells Fargo Bank, N.A.	061-16-0-148.00
1353 Greenland Avenue	10401 Deerwood Park Blvd.	
Nashville, TN 37216	Jacksonville, FL 32256-0505	

Davidson County DEEDWARR
Recvd: 05/02/12 08:29 3 pgs
Fees:18.00 Taxes:466.20
20120502-0037337

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rachel Edward, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nicole C. Roberts, a single person and Anthony B. Pratt, a single person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 27 of Block "C" on the plan of Greenlnand Estates, of record in Book 974, page 13, Register's Office for Davidson County, Tenniessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey Sonsino, by deed on October 27, 2004, of record in Instrument Number 20041202-0143948, Register's Office for Davidson County, Tennessee. And further conveyed to Rachel Edward, LLC by Quitclaim Deed from Jeffrey Sonsino on May 3, 2011 of record in Instrument Number 20110511-0036240, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 974, page 13, Register's Office Davidson County, Tennessee.
- Easement of record in Book 9559, page 989, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1353 Greenland Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 30, 2012.

Rachel Edward, LLC

By Jeffrey Sonsino,
Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30thday of April, 2012, before me, appeared Jeffrey Sonsino, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Sole Member of Rachel Edward, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Jeffrey Sonsino acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15



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

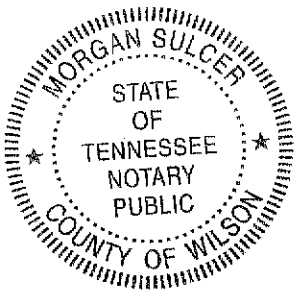
Stewart Title Company

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