THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30560-04-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $755,000.00 Affiant Subscribed and sworn to before me this 11th day of May, 2012. Notary Public My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner: Mark David Rowan Jeanne Ann Harnishfeger Rowan 4317 Glen Eden Drive Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 116 150 07100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **A. Key Foster, III and wife, Walton Foster**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Mark David Rowan and Jeanne Ann Harnishfeger Rowan, husband and wife,** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4317 Glen Eden Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20120035308 DEEDWARR
Recvd: 05/14/12 12:35 3 pgs
Fees:18.00 Taxes:2793.50
20120514-0041418

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of May, 2012.

A. Key Foster III by Steve Fridrich

A. Key Foster, III
BY: Steve Fridrich, Attorney-In-Fact

Walton Foster by Steve Fridrich

Walton Foster
BY: Steve Fridrich, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Steve Fridrich**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-fact for the said A. Key Foster, III and Walton Foster and is authorized by the said A. Key Foster, III and Walton Foster to execute this instrument on their behalf.

Witness my hand, at office, this 11th day of May, 2012.

Beth M. Brock

Notary Public

My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being the east 75 feet of Lot No. 2 and the west 75 feet of Lot No. 3 Block 8 on the Map of John Calhoun's Resubdivision of a part of Royal Oaks Subdivision as of record in Book 547, page 167, Register's Office for Davidson County. Tennessee.

Said parts of the said lots adjoin and front together 150 feet on the southerly side of Glen Eden Drive and run back northerly between parallel lines, 176 feet 4 inches to a dead line.

Being the same property conveyed to A. Key Foster, III, and wife, Walton Foster, by deed dated April 29, 2002, from Betty Anderson and husband, Peter Anderson, of record in Instrument No. 20020501-0053511, rerecorded in Instrument No. 20020813-0097839, Register's Office for Davidson County. Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, page 167, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5787, page 204, and Book 6134, page 850, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of License of record in Book 9464, page 994, Register's Office for Davidson County, Tennessee.