File 23965-8

Box 14A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12040752

BILL GARRETT, Davidson County
Trans:T20120042341 DEEDWARR
Recvd: 06/08/12 08:39 2 pgs
Fees:13.00 Taxes:1304.25
20120608-0050073

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $52,500.00.

Affiant

Subscribed and sworn to before me, this31st day of May, 2012.

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: Nov. 15, 2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Duke J. Rose, III and Laura H. Rose 107 Page Road Nashville TN 37205	~~New Owner~~ Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37215	Tax Parcel ID No. 13001010400

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, **William J. Anderson and wife, Marcie D. Anderson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Duke J. Rose, III and Laura H. Rose, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3, BLOCK J ON THE 2ND REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS I, J & L, as shown on plat of record in Plat Book 1130, Page 71, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William J. Anderson and wife, Marcie D. Anderson by Warranty Deed from 107 Page Road, Inc., a Tennessee corporation, recorded on the 24th day of May, 2010 in Instrument No. 20100524-0039551, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK "J" ON THE 2ND REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS I, J & L, as recorded in Plat Book 1130, Page(s) 71.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Agreement for Dedication of Easement, recorded in Book 6288, Page 472.

This is improved property located at 107 Page Road Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2012.

William J. Anderson

Marcie D. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William J. Anderson and Marcie D. Anderson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014