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. 30632-05-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$587,000.00~~. Affiant Subscribed and sworn to before me this 8th day of June, 2012. Notary Public My Commission Expires: 4/20/15 QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Britton Garrett 5415 Stanford Drive Nashville, TN 37215	**Send Tax Bills To:** Britton Garrett 5415 Stanford Dr. Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 131 130 04300

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, **Philip Rosenthal, M.D., and wife, Deborah Rosenthal**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Britton A. Garrett and wife, Michelle Garrett** ("Grantee"), its 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 5415 Stanford Drive, Nashville, TN 37215

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.

Davidson County DEEDWARR
Recvd: 06/12/12 14:57 5 pgs
Fees:28.00 Taxes:2171.90
20120612-0051459

Return To:
Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494
12.0351 D

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of June, 2012.

Philip Rosenthal MD by [signature] atty-in-fact

Philip Rosenthal, M.D.
BY: George E. Mudter, Jr., Attorney-In-Fact

Deborah Rosenthal by [signature] atty-in-fact

Deborah Rosenthal
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George E. Mudter, Jr.**, 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 **Philip Rosenthal, M.D. and, Deborah Rosenthal**, and is authorized by the said **Philip Rosenthal, M.D. and Deborah Rosenthal** to execute this instrument on their behalf..

Witness my hand, at office, this 8th day of June, 2012.

[signature]
Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot No. 54-A, previously known as part of Lot 54, on the Revised Plan of the resubdivision of Lot 54 and part of Lot 53 of Westwood, of record in Plat Book 4715, page 118, said Register's Office, and further described as follows:

Beginning at the common corner of Lots 39 and 40, thence, with the line between Lots 40 and 54, in the northerly direction 100 feet to the common corner of Lots 40, 41, and 54; thence, northwesterly with Lots 41 and 54, 123 feet to the common corner of Lots 41, 42, and 54, and continuing in a northwesterly direction with the common line of Lots 42 and 54, 130 feet to a point, said point being common to Lots 42, 43, 54 and 55; thence, with the common line between Lots 55 and 54 in a southwesterly direction, 222 feet to a point; thence continuing between said lots in a southwesterly direction 285 feet to a point; thence, leaving same to right angles in a southeasterly direction 87 feet, more or less, to a point; thence, northeasterly 154 feet, more or less, to a point; thence northeasterly 252 feet, more or less, to the point of beginning.

Tract II:

Included in this as Tract II is a 30 foot right of ingress and egress as set out in Deed Book 1019, page 84, and Book 2016, page 364, said Register's Office. Said 30 foot wide strip of land is located between Lot 54-A on the Plan of the resubdivision of Lot 54 and part of Lot 53 of Westwood, a plat of which is of record in Plat Book 4715, page 118, in the Register's Office of Davidson County, Tennessee, and Stanford Drive, said easement severs Lot 54-B, the property of Franklin Nebhut, et ux, of record in Deed Book 6638, page 167, in said Register's Office, the remainder of Lot 53 and Lot 32 on the Plan of Stanford and Criswells Revised Plan of Westwood, of record in Book 974, page 14, in said Register's Office, and more particularly described as follows:

Beginning in the common boundary line between said Lots 54-A and 54-B, being southwesterly 193 feet more or less along said boundary line from the western most common corner of Lots 39 and 40 on said Revised Plan of Westwood; thence, with the centerline of an existing access drive and extending 15 feet to each side of said centerline as follows: southerly with a curve concave to the east and having a radius of 610.00 feet, an arc distance of 197.91 feet through a central angle of 18 degrees 35 minutes 22 seconds to the beginning of a curve concave to the east and having a radius of 400.00 feet; thence, with said curve, southerly an arc distance of 222.45 feet through a central angle of 31 degrees 51 minutes 50 seconds to the point of tangency; thence, South 21 degrees 31 minutes 54 seconds East 21.76 feet to the beginning of a curve concave to the west and having a radius of 90.00 feet; thence, with said curve, southerly an arc distance of 93.83 feet through a central angle of 59 degrees 43 minutes 57 seconds to the point of tangency; thence, South 38 degrees 12 minutes 03 seconds West 53.31 feet to the beginning of a curve concave to the northwest and having a radius of 300.00 feet; thence, with said curve, southwesterly an arc distance of 114.44 feet through a central angle of 21 degrees 51 minutes 25 seconds to the point of tangency; thence, South 60 degrees 03 minutes 28 seconds West 136.42 feet to the beginning of a curve concave to the east and having a radius of 75.00 feet; thence, with said curve, southerly an arc distance of 137.00 feet through a central angle of 105 degrees 11 minutes 29 seconds to the point of tangency; thence, South 45 degrees 08 minutes 02 seconds East 421.06 feet to the westerly margin of Stanford Drive.

Being the same property conveyed to Philip Rosenthal and wife, Karen Rosenthal, by deed dated May 10, 1994, from Susan S. Sutherland, of record in Book 9346, page 584, Register's Office for Davidson County, Tennessee, and by quitclaim deed from William P. Sutherland, of record in Book 9346, page 588, Register's Office for Davidson County, Tennessee. The parties having divorced, and Karen Elizabeth Rosenthal (one and the same person as Karen Rosenthal) having conveyed her interest in subject property to Philip Rosenthal by quitclaim deed in Instrument No. 20030625-0087335, said Register's Office. Being further conveyed to Philip Rosenthal, M.D. and Deborah Rosenthal by quitclaim deed of record in Instrument No. 20101015-0082689, said Register's Office.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 1001, page 505 and Book 1019, page 84, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
2. All matters appearing on the Plan of record as Book 4715, page 118, Register's Office for Davidson County, Tennessee.
3. 30-foot easement for ingress and egress as set out in the deeds of record in Book 1019, page 84, and Book 2016, page 364, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Julia A. Hirt, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15