WARRANTY DEED

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30223
(Davidson County File Box 9-B)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 6th day of August, 2012

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Howard	NEW OWNER	132-01-0C-006.00CO
(NAME)	(NAME)	(MAP)
820 Lealand Court		
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Daniel A. Rosen, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Eric Howard and spouse, Charlotte Howard, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 6, on the Plan of Section One, Lealand Hall, of record in Instrument No. 20080220-0016769, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Daniel A. Rosen, by deed from KBAJ, Inc. a Tennessee corporation, of record in Instrument No. 20090814-0076753, Register's Office for Davidson County, TN.

Emily Rosen joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Daniel A. Rosen.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, known as: 820 Lealand Court, Nashville, Tennessee 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

BILL GARRETT, Davidson County
Trans:T20120059557 DEEDWARR
Recvd: 08/10/12 11:21 2 pgs
Fees:13.00 Taxes:647.50
20120810-0071607

Witness my/our hand(s) this 6th day of August, 2012.

Daniel A. Rosen
by Judy S. Wells, his attorney in fact
Daniel A. Rosen
By: Judy S. Wells, Attorney-in-Fact

Emily Rosen
by Judy S. Wells, her attorney-in-fact
Emily Rosen
By: Judy S. Wells, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Judy S. Wells, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney in Fact for Daniel A. Rosen and Emily Rosen, the within named bargainors, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Daniel A. Rosen and Emily Rosen, the bargainors, by the said, Judy S. Wells, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 7th day of July, 2012.

Notary Public

My Commission Expires: 7/8/2013

WANDA F. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY