BILL GARRETT, Davidson County
Trans:T20120062708 DEEDWARR
Recvd: 08/22/12 10:21 2 pgs
Fees:13.00 Taxes:257.15

20120822-0075360

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~069,500.00~~ Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of August, 2012 Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PLR Properties, LLC	New owner	162-3-345.00
(NAME) ~~109 Tasmen Court~~ →	(NAME) 4119 Hillsboro PK Ste. 103-305	
(ADDRESS) ~~Antioch, TN 37013~~ →	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Francis A. Rossnagel, as Trustee of the Francis A. Rossnagel Trust, a revocable trust, under Trust Agreement dated May 20, 2005**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PLR Properties, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Haywood Hills, Section 4, of record in Book 4675, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Francis A. Rossnagel, as Trustee of the Francis A. Rossnagel Trust, a revocable trust, under Trust Agreement dated May 20, 2005 by Warranty Deed from Francis A. Rossnagel, a single man, dated May 20, 2005, filed May 24, 2005, in Instrument No. 20050524-0058580, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Francis A. Rossnagel by Warranty Deed from William A. Jackson and wife, Nancy W. Jackson, of record in Book 5208, page 562, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 109 Tasmen Court, Antioch, TN 37013

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, has 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.

Witness our hands this **17th** day of **August, 2012**

Francis A. Rossnagel Trust

By: Francis A. Rossnagel TTEE

Francis A. Rossnagel, Trustee

STATE OF TEXAS
COUNTY OF POTTER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Francis A. Rossnagel, Trustee of the Francis A. Rossnagel Trust, a revocable trust under Trust Agreement dated May 20, 2005 with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Trustees of theFrancis A. Rossnagel Trust the within named bargainor, and that they as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Amarillo, National Bank on this the 15th day of August, 2012..

Notary Public

My Commission Expires:
05-23-16

ADAM KAHN
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 05-23-2016