(2)

BILL GARRETT, Davidson County
Trans:T20120075303 DEEDWARR
Recvd: 10/04/12 09:33 2 pgs
Fees:13.00 Taxes:932.40

20121004-0090844

WARRANTY DEED

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF GEORGETTE R. KENNEDY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of September

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(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
Brian Rogala and Sarah Stern		103-9-51.00
(NAME)	(NAME)	
815 Kendall Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, Christina Speidel and Joshua Brister, both unmarried persons, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian T. Rogala and Sarah G. Stern, husband and wife, and Scott Stern** 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. 51 on the Plan of Section 4B, Brookside Courts Addition No. 4, as of record in Plat Book 2082, page 59, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description

Being the same property conveyed to Christina Speidel, unmarried woman, and Joshua Brister, unmarried man, by Warranty Deed from Duane A. Blevins and wife, Anne Kathryn Blevins, dated April 9, 2010, filed April 15, 2010, in Instrument No. 20100415-0028538, Register's Office for Davidson County, Tennessee.

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 815 Kendall Drive, Nashville, TN 37209

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 28th day of September, 2012

X _____
Joshua Brister

X _____
Christina Speidel

STATE OF CALIFORNIA
COUNTY OF X SAN JOAQUIN

Personally appeared before me, the undersigned authority, **Joshua Brister and Christina Speidel**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of **September, 2012,**

X _____
Notary Public

My commission expires: X 4/18/13

PAMELA PASILIAO
Commission # 1845156
Notary Public - California
San Joaquin County
My Comm. Expires Apr 18, 2013