WARRANTY DEED

JANE GRAZIER
STATE
HERFORD CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/10/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin R. Burns Jr.	Same address as	142-07-F 44.00 CO
(NAME) 7252 Highway 70 South #1006	(NAME) new owner,	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, We, **Jeremy D. Rowlett and Andrea J. Rowlett, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martin R. Burns Jr.**, 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:

BILL GARRETT, Davidson County
Trans:T20120075680 DEEDWARR
Recvd: 10/05/12 10:06 3 pgs
Fees:18.00 Taxes:636.40

20121005-0091358

All that certain parcel of land situate in the County of Davidson, State of Tennessee, more particularly described as follows: Land in Davidson County, Tennessee, being Lot Number 44, Unit Number 1006, of Bellevue Commons Town Homes, created under Title 66, Chapter 27, Section 101 et seq , as established by a Master Deed

recorded as Instrument No 20000720-0071772, re-recorded as instrument No 20000828-0084760, said Register's Office, together with an undivided percentage interest in the common elements appurtenant to said unit. Reference is hereby made to the Site Plan of Bellevue Commons as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Jeremy D. Rowlett and Andrea J. Rowlett, Husband and Wife, by Special/Limited Warranty Deed from Federal Home Loan Mortgage Corporation, dated June 3, 2009, of record in Instrument No. 20090618-0056913, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Instrument No. 20000720-0071722 and re-recorded in Instrument No. 20000828-0084760; Master Deed of record in Instrument No. 20000720-0071772, 20000828-0084760 and 20060824-0104869; Charter of record in Instrument No. 20000915-0091868 and 20001009-0100204; all of record in the Register's Office for Davidson County, Tennessee.

unimproved •

This is improved ý property, known as 7252 Highway 70 South #1006, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 1st day of October, 2012.

Jeremy D. Rowlett

Andrea J. Rowlett

STATE OF ARIZONA

COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jeremy D. Rowlett and Andrea J. Rowlett, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Scottsdale, Arizona, this 1st day of October, 2012.

Notary Public

My Commission Expires: 4-22-2014

Kyle Larson
Notary Public
Maricopa County, Arizona
My Commission Expires
April 22, 2014