Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #12-1377

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeremy Paul Rose, Sr. and Pamela Jill Rose husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kellye Joinet**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit: **unmarried

Being Lot No. 6 of Third Revision, Resubdivision of Lots Nos. 63 and 64 D.T. McGaovock's First Addition, of record in Instrument Number 20020802-0092923, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeremy Paul Rose, Sr. and Pamela Jill Rose, husband and wife, by deed from Fannie Mae A/K/A Federal National Mortgage Association dated June 9, 2010, of record as Instrument Number 20100702-0052366, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 425 Van Buren Street, Nashville TN, 37208.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 9th day of October, 2012.

Jeremy Paul Rose, Sr.

Pamela Jill Rose

BILL GARRETT, Davidson County
Trans:T20120077384 DEEDWARR
Recvd: 10/11/12 12:01 2 pgs
Fees:13.00 Taxes:950.90
20121011-0093260

State of Tennessee )
County of Davidson )

On this 9th day of October, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeremy Paul Rose, Sr. and Pamela Jill Rose, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 257,000.00.

Affiant

Sworn and subscribed before me on this the 9th day of October, 2012.

Notary Public

My Commission Expires: _____

NEW OWNER:
Kellye Joiner
425 Van Buren Street
Nashville, TN 37208

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
82-9-B-6