WARRANTY DEED

R-JTG-12-505

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: 5.20-14
(AFFIX SEAL)

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel C. Stafford	SunTrust Mortgage, Inc.	
505 Hickory Trail Drive (ADDRESS)	901 Semmes Avenue (NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	10100013000

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK ROTHSCHILD AND SORAYA ELIZABETH KASHANI, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAMUEL C. STAFFORD AND MITZI STAFFORD, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 2 ON THE PLAN OF REVISED SECTION I, HICKORY TRAIL FARMS, OF RECORD IN PLAT BOOK 4460, PAGES 192 AND 193, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARK ROTHSCHILD AND WIFE, SORAYA ELIZABETH KASHANI BY DEED FROM JERRY H. JACKSON AND WIFE, BRENDA JACKSON OF RECORD AT INSTRUMENT NO. 20120604-0048534, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 31, 2012 AND RECORDED ON JUNE 04, 2012.BEING THE SAME PROPERTY CONVEYED TO JERRY H. JACKSON AND WIFE, BRENDA JACKSON BY DEED FROM DUDLEY D. ROSE AND WIFE, STEPHANIE F. ROSE, OF RECORD IN BOOK 5143, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 29, 1977 AND RECORDED MAY 03, 1977.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 4460, PAGES 192 AND 193; BOOK 9885, PAGE 69, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 505 Hickory Trail Drive, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20130008328 DEEDWARR
Recvd: 01/30/13 15:59 2 pgs
Fees:13.00 Taxes:906.50
20130130-0009843

Witness my/our hand(s) this 25th day of January, 2013.

Mark Rothschild

Soraya Elizabeth Kashani

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Rothschild and Soraya Elizabeth Kashani, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of January, 2013.

Notary Public

My Commission Expires: Jan. 09, 2016

(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903