Warranty Deed

BILL GARRETT, Davidson County Trans:T20130027688 DEEDWARR Recvd: 04/05/13 08:34 2 pgs Fees:13.00 Taxes:1332.00 20130405-0033643	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $360,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of April, 2013. Notary Public My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ashley Nicole Case	Fairway Independent Mortgage Corp.	
402-B Rosebank Ave.	100 Market St., Ste. 403	083-03-C-2.00 CO
Nashville, TN 37206	Portsmouth, NH 03801	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JONATHAN JONES, A MARRIED MAN*, AND SHAWN ROHAN, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLEY NICOLE CASE, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 House B as depicted on the Plan set forth in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at Rosebank, a Horizontal Property Regime with Private Elements filed of record at Instrument No. 20120823-0075938, amended by First Amendment at Instrument No. 20130327-0030249, in the Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Jonathan Jones and Shawn Rohan by Special Warranty Deed from Federal National Mortgage Association of record at Instrument No. 20120810-0071721, Register's Office for Davidson County, Tennessee, dated August 08, 2012 and recorded on August 10, 2012.Being a portion of the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Nationwide Trustee Services, Inc. of record at Instrument No. 20120117-0004320, Register's Office for Davidson County, Tennessee, dated January 12, 2012 and recorded on January 17, 2012.Being the portion of the same property conveyed to Ronda L. Perry and husband, Drew Jackson Harrison by Warranty Deed from Johnny Johnson, Jr., unmarried of record at Instrument No. 20060621-0074295, Register's Office for Davidson County, Tennessee, dated June 21, 2006 and recorded on June 21, 2006 and Re-Recorded in Instrument No. 20060622-0074807, Register's Office for Davidson County, Tennessee.

** Neither Grantor(s) nor Grantor(s) spouse(s) ever resided in the above-referenced new construction property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 402-B Rosebank Ave., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of April, 2013.

Jonathan Jones

Shawn Rohan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of April, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shawn Rohan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of April, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY