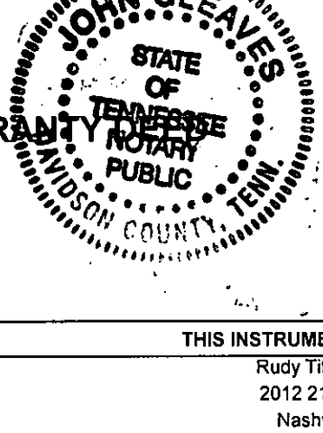
WARRANTY DEED



B-PR-13-7277-252

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

Subscribed and sworn to before me this 26th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

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
Stephen W. Gossin	FirstBank	
7277 Charlotte Pike, #252 (ADDRESS)	(NAME) 2301 21st Avenue, South (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	114-08-0C-060.00-CO

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 JULIA YOCUM, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHEN W. GOSSIN, A SINGLE MAN, 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 UNIT NO. 252, LOT NO. 57 ON THE PLAN OF FINAL PLAT WEST PARK, PHASE 2 AS ESTABLISHED BY MASTER DEED FOR WEST PARK HOMEOWNERS ASSOCIATION, INC., OF RECORD AS INSTRUMENT NUMBER 20040304-0024541, AS AMENDED BY FIRST AMENDMENT AND SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BY-LAWS FOR WEST PARK HOMEOWNER'S ASSOCIATION, INC. OF RECORD AS INSTRUMENT NO. 20041221-0151636, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND AS FURTHER SET OUT ON THE PLAN OF WEST PARK, PHASE 2 OF RECORD AS INSTRUMENT NO. 20041112-0136248, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JULIA K. STEELE, A SINGLE WOMAN BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES OF RECORD AT INSTRUMENT NO. 20051205-0145799, DATED DECEMBER 01, 2005 AND RECORDED ON DECEMBER 05, 2005 AND INSTRUMENT OF CORRECTION OF DEED RECORDED IN INSTRUMENT NO. 20060126-0009882, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JULIA K. STEELE HAVING SINCE MARRIED IS NOW KNOWN AS JULIA YOCUM. HER SPOUSE, STEPHEN LEE YOCUM JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL RIGHTS IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20041112-0136248; INSTRUMENT NUMBER 20040304-0024541, AS AMENDED BY FIRST AMENDMENT AND SUPPLEMENTAL TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND BY-LAWS FOR WEST PARK HOMEOWNER'S ASSOCIATION, INC. OF RECORD AS INSTRUMENT NO. 20041221-0151636, AND AS FURTHER AMENDED BY INSTRUMENT NO. 20050222-0018812; BOOK 6301, PAGE 684; INSTRUMENT NUMBER 20030530-0073233, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 7277 Charlotte Pike, #252, 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:T20130035646 DEEDWARR
Recvd: 04/30/13 14:58 2 pgs
Fees:13.00 Taxes:721.50
20130430-0043162

Witness my/our hand(s) this 26th day of April, 2013.

Julia Yocum by Stephen Lee Yocum, Attorney in Fact

Stephen Lee Yocum

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared STEPHEN LEE YOCUM to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JULIA YOCUM and who acknowledged he/she/they executed the same as the free act and deed of the said JULIA YOCUM.

Witness my hand and official seal, this the 26th day of April, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of April, 2013, before me personally appeared STEPHEN LEE YOCUM, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of April, 2013.

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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