BILL GARRETT, Davidson County
Trans:T20130038014 DEEDWARR
Recvd: 05/07/13 10:55 2 pgs
Fees:13.00 Taxes:303.40
20130507-0045957

~~RECORD AND RETURN TO~~:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN132950

WARRANTY DEED

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of May, 2013.

NOTARY PUBLIC

My commission expires: 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Christopher J. Rosado 123 McMurray Circle Nashville, TN 37211	New Owner	147-16-0-A-023.00

FOR AND IN CONSIDERATION of the sum of Eighty Two Thousand and 00/100 Dollars ($82,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DONNA FAY FLOHR, UNMARRIED,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTOPHER J. ROSADO, UNMARRIED,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 23 on the Plan of McMurray Court, a de Minimus Planned Unit Development, of record in Book 6250, Page 230; Book 6606, Page 144, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donna Fay Flohr, unmarried, by Warranty Deed from James Todd Falter and wife, Kellie Jean Falter, dated 8/17/1992, recorded 8/18/1992, of record in Book 8703, page 983, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 123 McMurray Circle, Nashville, TN 37211.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 2 day of May, 2013.

Donna Fay Flohr

DONNA FAY FLOHR

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Donna Fay Flohr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 2 day of May, 2013.

Leslie Garside

Notary Public

Leslie Garside

Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY