Grem
Box 44

BILL GARRETT, Davidson County
Trans:T20130042456 DEEDWARR
Recvd: 05/21/13 14:54 2 pgs
Fees:13.00 Taxes:1572.50
20130521-0051346

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $425,000.00. Affiant Subscribed and sworn to before me, this 20th day of May, 2013. Notary Public My Commission Expires: 9-22-2015

ANNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows: Anthony Dean Rose, Jr. 9297 S. Ingleside Farm Germantown, TN 38139	Send Tax Bills To: New Owner	Map-Parcel Number: 103-03-0-071.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bryan N. Garner and wife, Regina R. Garner**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Anthony Dean Rose, Jr., married**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 50 feet on the easterly 440 feet of the northerly 160 feet of Lot Nos. 23 and 24, on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park, of record in Book 421, page 18, Registers Office for said County.

Said part of said lots front 50 feet on the southerly margin of Idaho Avenue and extends back between parallel lines, 160 feet to a dead line.

Being the same property conveyed to Bryan N. Garner and wife, Regina R. Clark, by deed from Christopher E Talbert and wife, Holly C. Talbert, of record in instrument number 20060517- 0057517, dated May 16, 2006, Register's Office for Davidson County, Tennessee. The said Bryan N. Garner and wife, Regina R. Clark, quitclaimed their interest in the

subject property to Bryan N. Garner and wife, Regina R. Garner, by instrument of record in Instrument No. 20110620-0047287, dated June 14, 2011, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5201 Idaho Avenue, Nashville, TN 37209.**

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, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 20th day of May, 2013.

Bryan N. Garner

Regina R. Garner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryan N. Garner and Regina R. Garner, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of May, 2013

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016