(2) Box 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130043823 DEEDWARR
Recvd: 05/24/13 13:44 2 pgs
Fees: 13.00 Taxes: 1295.00

20130524-0052963

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00.

Affiant

Subscribed and sworn to me on May 24, 2013.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26566SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
TUA M J Rose FBO Anthony Rose, Jr. 108 Windsor Drive Nashville, TN 37205	SAME AS NEW OWNER	130-02-041.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Carrie E. Oliver, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto TUA M J Rose FBO Anthony Rose, Jr. hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision recorded in Plat Book 421, pages 94 and 95, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Carrie E. Oliver, unmarried, by Deed from Nick Spiva, unmarried, recorded as Instrument No. 20020823-0102322 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to all matters shown on Plan recorded in Book 421, pages 94 and 95, in the Register's Office for Davidson County, Tennessee.
4. Subject to restrictions contained in Deed recorded in Book 1422, page 248, in said Register's Office.
5. Subject to Neighborhood Conservation Overlay Zoning as made applicable by Ordinance No. BL2003-1418 in the Metropolitan Clerk's

Office for Davidson County, Tennessee, together with any and all restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.

This property is also known as improved property located at 108 Windsor Drive, Nashville, TN 37205.

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, their heirs and assigns, forever, and GRANTOR does 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

WITNESS our hands on May 24, 2013.

Carrie E. Oliver by Richard W. Oliver Attorney in Fact

Carrie E. Oliver
By: Richard W. Oliver, Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard W. Oliver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Carrie E. Oliver, as her Attorney in Fact, as the free act and deed of the within named Carrie E. Oliver.

Witness my hand and official seal this 24th day of May 2013.

Todd A. Bricker

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

My Commission Expires: