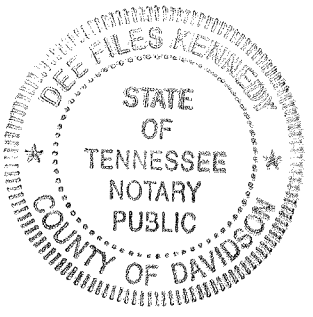
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $461,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/9/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Falik and Andrea Kirshner	Kevin Falik and Andrea Kirshner	14502007500
(NAME) 1466 Tyne Boulevard	(NAME) 1466 Tyne Boulevard	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 30th day of May, 2013, by and between **STEPHEN A. ROSSEN AND ELIZABETH S. ROSSEN, HUSBAND AND WIFE,** party of the first part, and **KEVIN FALIK, UNMARRIED AND ANDREA KIRSHNER, UNMARRIED, AS TENANTS-IN-COMMON,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of SHELBY, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 2-B on the Plan of Zone Lot Division Lot 2, A Re-Sub of Lots 2 and 3 of the Resubdivision of Lot 29, Tyne Crest, as of record in Plat Book 6250, page 119 and amending Plat Book 5800, page 380, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen A. Rossen and Elizabeth S. Rossen, husband and wife by Deed from John David Rosdeutscher and wife, Kimberly Rosdeutscher, dated 12/07/2007 and filed for record on 12/11/2007 in Instrument 200712110142972, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 06/03/13 11:37 3 pgs
Fees:18.00 Taxes:1705.70
20130603-0055549

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

STEPHEN A. ROSSEN

ELIZABETH S. ROSSEN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named STEPHEN A. ROSSEN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11 day of Feb, 2013

Commission expires: 3/3/15

PATRICIA TRAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

Notary Public

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ELIZABETH S. ROSSEN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11 day of Feb 2013

Commission expires: 3/3/15

Notary Public

PATRICIA TRAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2015

EXHIBIT A

Subject to all matters as set forth per Plat Book 5800, Page 380, Plat Book 6250, Page 119, said Register's Office.

Subject to Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 4813, Page 169, said Register's Office.

I, the undersigned, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires:09/09/14

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON