WARRANTY DEED

R-PP-13-844

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Mark Rothschild	Pinnacle Bank	
844 Clematis Drive (ADDRESS)	150 3rd Avenue South, Suite 900 (NAME)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (ADDRESS) (CITY) (STATE) (ZIP)	102-14-0-043.00

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 JUSTIN D. WEAR AND EDITH W. WEAR, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK ROTHSCHILD AND SORAYA KASHANI, HUSBAND AND WIFE, 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 LOT NO. 110 ON THE PLAN OF CREST MEADE, SECTION II OF RECORD IN PLAT BOOK 2331, PAGE 151 AND 152, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 154.4 FEET ON THE NORTH SIDE OF CLEMATIS DRIVE AND RUNS BACK BETWEEN LINES, 313 FEET ON THE EAST LINE AND 302.3 FEET ON THE WEST LINE TO A DEAD LINE IN THE REAR WHICH IT MEASURES 35 FEET.

BEING THE SAME PROPERTY CONVEYED TO JUSTIN D. WEAR AND SPOUSE, EDITH W. WEAR BY DEED FROM KATE SMITH LEE AND HUSBAND, TIMOTHY BRUCE LEE OF RECORD AT INSTRUMENT NO. 20070615-0071994, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 8. 2007 AND RECORDED ON JUNE 15, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2331, PAGE 151 AND 152; BOOK 4517, PAGE 329, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 844 Clematis Drive, Nashville, Tennessee 37205
(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:T20130047601 DEEDWARR
Recvd: 06/07/13 09:19 2 pgs
Fees:13.00 Taxes:1047.10
20130607-0057925

Witness my/our hand(s) this 4th day of June, 2013.

Justin D. Wear

Edith W. Wear

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin D. Wear and Edith W. Wear, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of June, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

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