WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20130047621 DEEDWARR Recvd: 06/07/13 09:41 2 pgs Fees:13.00 Taxes:1487.40 20130607-0057948	The actual consideration or value, whichever is greater, for this transfer is **$402,000.00.** Affiant Subscribed and sworn to before me, this the 3rd day of June, 2013. Notary Public My commission expires: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joshua J. Bethea **Erin W. Bethea**	Gardner Financial Services LTD	**Map 118-01-0-H, Parcel 001.00CO**
1011 Caruthers Avenue	1635 NE Loop 410, Suite 700	
Nashville, TN 37204	San Antonio, TX 78209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Katherine Jarozewski, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua J. Bethea and wife, Erin Bethea

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit A, as shown on the Declaration, Master Deed and By-Laws, Establishing a Planned Unit Development for The Cornerstone at Caruthers, of record in Instrument No. 20070521-0060485 and amended in Instrument No. 20080424-0042110,Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Kathy Jarozewski, an unmarried person, by Deed dated May 23, 2008, from Cornerstone Investments, Inc., a Tennessee corporation, of record in Instrument No. 20080604-0057350, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Katherine Jarozewski, an unmarried woman, by Quitclaim Deed, dated August 14, 2008 of record in Instrument No. 20080818-0084680, said Register's Office.

This conveyance is subject to the Declarations, Master Deed and By-Laws Establishing a Planned Unit Development, for The Cornerstone at Caruthers, of record in Instrument No. 20070521-0060485 and amended in Instrument No. 20080424-0042110, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X___) Unimproved (____) property, known as **1011 Caruthers Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 my/our hand(s) this **3rd** day of **June, 2013.**

Katherine Jarozewski _____

Katherine Jarozewski

STATE OF New York)
COUNTY OF New York)

Personally appeared before me, a Notary Public of said County and State, **Katherine Jarozewski,** the within named sellers, 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 and official seal at New York, City, New York, State; this **3rd** day of **June, 2013.**

Marjorie Grace Capaccio

Notary Public

MARJORIE GRACE CAPACCIO
Notary Public, State of New York
No. 01CA6073198
Qualified in New York County
Commission Expires 04/15/2014

My Commission Expires: _____