(2)

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

ADDRESS NEW OWNER:
Rosanne Kerwin
101 Windsor Terrace Dr.
Nashville, Tennessee 37221

SEND TAX BILL TO:
New Owner

MORTGAGEE:

MAP 143-010
GROUP A
PARCEL 101CO

BILL GARRETT, Davidson County
Trans:T20130049379 DEEDWARR
Recvd: 06/12/13 14:21 2 pgs
Fees:13.00 Taxes:747.40
20130612-0059926

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas J. Weiss and wife, Diane B. Weiss,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Rosanne Kerwin**, an unmarried woman, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 101 on the Plan of Windsor Terrace Condominiums, Phase II, Tract A, of record in Book 7436, page 667, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Thomas J. Weiss and wife, Diane B. Weiss by deed dated from Thomas J. Weiss and wife Diane B. Weiss of record in Book 8827, page 34, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **101 Windsor Terrace Dr., Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTORS do 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 this the **31st** day of **May, 2013.**

Thomas J. Weiss, by Diane R. Wright, attorney in fact

Thomas J. Weiss, by Diane R. Wright, Attorney in Fact

Diane B. Weiss, by Diane R. Wright, Attorney in Fact

Diane B. Weiss, by Diane R. Wright, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State,, **Diane R. Wright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for **Thomas J. Weiss and wife, Diane B. Weiss**, the bargainors, and that as said Attorney in Fact she executed the within Warranty Deed for the purposes therein contained by signing the names of **Thomas J. Weiss and wife, Diane B. Weiss** as their free act and deed..

WITNESS my hand and official seal this 31st day of May, 2013.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $202,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 2013.

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-5-2016