THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31168-04-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,503|500.00. Affiant Subscribed and sworn to before me this 12th day of June, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: John Rosen, Ashley Rosen 200 Kensington Park Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 130 04600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George S. Bryan, Jr. and wife, Deborah S. Bryan**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Rosen and wife, Ashley Rosen** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4432 East Brookfield Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of June, 2013.

George S. Bryan, Jr.

Deborah S. Bryan

BILL GARRETT, Davidson County
Trans:T20130049786 DEEDWARR
Recvd: 06/13/13 11:14 2 pgs
Fees:13.00 Taxes:5562.95

20130613-0060419

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George S. Bryan, Jr. and Deborah S. Bryan**, 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 12th day of June, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 28 on the Consolidation Plat of 4432 East Brookfield, of record in Plat Instrument No. 20041220-0150823, corrected in Instrument No. 20050324-0032321, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to George S. Bryan, Jr. and wife, Deborah S. Bryan, by deed dated December 15, 1995, from Bessie W. Zeitlin, unmarried, of record in Book 9894, page 517, and by City of Belle Meade Ordinance No. 2002-5, of record in Instrument No. 20040811-0097239, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Instrument No. 20041220-0150823, corrected in Instrument No. 20050324-0032321, Register's Office for Davidson County, Tennessee.
3. Easement for utilities contained in the ordinance of record in Instrument No. 20040811-0097239, Register's Office for Davidson County, Tennessee.