WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of **June, 2013**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KIMBRA SPANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130053435 DEEDWARR
Recvd: 06/24/13 15:28 2 pgs
Fees:13.00 Taxes:599.40
20130624-0064786

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ariane Roser and Jade Roser	New owner	08308013400
(NAME)	(NAME)	
702 Rosebank Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Judy L. Holt-Newman, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jade D. Roser and Ariane Roser, wife and husband**, 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 Lot No. 24 on the Plan of Section One, Meadow Rose Park, as of record in Book 2083, page 53, Register's Office for said County.

Said Lot 24 fronts 24 feet on the northerly side of Rosebank Avenue and runs back 138 feet on the easterly line and 200 feet on the westerly line, to a dead line measuring 135.04 feet thereon.

Being the same property conveyed to Judy L. Holt by Quitclaim Deed from Marcus A. Ballard and wife, Judy G. Ballard, dated June 8, 2000 and filed in Instrument Number 20000609-0058024, said register's Office. Further being the same property conveyed to Marcus A. Ballard and wife, Judy G. Ballard by deed from Melvin A. Cooper and wife, Evelyn M. Cooper, and Francis M. Ferguson, unmarried of record at Instrument Number 20000302-0020705, said Register's Office.

Mike Newman husband of Judy L. Holt-Newman hereby joins in this conveyance for the sole purpose of conveying any and all interest he may have in and to the subject property for reason of his marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 702 Rosebank Ave, Nashville, TN 37206

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this **14th** day of **June, 2013**

Judy L. Holt - Newman
Judy L. Holt-Newman

Mike Newman
Mike Newman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Judy L. Holt-Newman and husband, Mike Newman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **14th** day of **June, 2013**

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

Notary Public

My commission expires: _____