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. 31181-05-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $272,000.00. Kristie M. Lindsey Rose Affiant Subscribed and sworn to before me this 24th day of June, 2013. Notary Public My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner: Tobias E. Rose, Kristie M. Lindsey Rose 5220 Beech Ridge Road Nashville, TN 37221	**Send Tax Bills To:** Suntrust Mortgage RVW5093 1001 Semmes Avenue Richmond, VA 23224	**Tax Information:** Map and Parcel No.: 155 150 A 10000 CO

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, **Aaron C. Mason and wife, Cynthia Mason**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tobias E. Rose and wife, Kristie M. Lindsey Rose** ("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 5220 Beech Ridge Road, Nashville, TN 37221

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 24th day of June, 2013.

Aaron C. Mason

Cynthia Mason by George attorney-in-fact
Cynthia Mason
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Aaron C. Mason**, 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 24th day of June, 2013.

Notary Public

My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George E. Mudter, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Cynthia Mason** and is authorized by the said **Cynthia Mason** to execute this instrument on her behalf.

Witness my hand, at office, this 24th day of June, 2013.

My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20130053790 DEEDWARR
Recvd: 06/25/13 12:37 2 pgs
Fees: 13.00 Taxes: 1006.40

20130625-0065256

Notary Public

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Stonemeade, Section II, as of record in Plat Book 7900, page 525, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Aaron C. Mason and Cynthia Mason, husband and wife, by deed dated June 25, 2010, from Jonathan R. Moss and wife, Allison P. Moss, of record in Instrument No. 20100630-0051224, 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. Declaration of Covenants, Conditions and Restrictions for Stonemeade of record in Book 7701, page 290, reaffirmation in Book 8349, page 43, amended in Book 8810, page 840, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Amendment to By-Laws of Stonemeade Homeowners Association, Inc., of record in Book 8517, page 992, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Stonemeade Homeowners Association, Inc. of record in Book 7920, page 728, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 525, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the PUD Boundary Plan of record as Book 6900, page 799, Register's Office for Davidson County, Tennessee.
7. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 9740, page 967, Register's Office for Davidson County, Tennessee.