THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13050231** BILL GARRETT, Davidson County Trans:T20130055542 DEEDWARR Recvd: 07/01/13 10:40 2 pgs Fees:13.00 Taxes:488.40 20130701-0067452	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is:$132,000.00. Affiant Subscribed and sworn to before me, this26th day of June, 2013. Notary Public My Commission Expires: 8/23/14 LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Halston Randall Warren 501 Swiss Ave Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161150B03600CO

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, **Frank R. Izaguirre, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Halston Randall Warren, an unmarried man** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 36 of RoseMonte Townhomes, Phase 1, established by Master Deed of record in Instrument No. 20051117-0138877, amended in Instrument No. 20070517-0059078 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed by Warranty Deed from Frank Marghella and Emily Jaima Williams Marghella, husband and wife to Frank R. Izaguirre as recorded on the 17th day of September, 2012 in Instrument No. 20120917-0083983; Quitclaim Deed from Frank Marghella, unmarried to Frank Marghella, unmarried and Emily Jaima Williams, unmarried as recorded on the 1st day of April, 2008 in Instrument No. 20080401-0032346 and Warranty Deed from Affordable Housing Resources, Inc. to Frank Marghella, unmarried as recorded on the 12th day of March, 2008 in Instrument No. 20080312-0024984, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Charter of RoseMonte Townhomes recorded at Instrument No. 20051122-0141352.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ROSEMONTE TOWNHOMES of record in Instrument No. 20051117-0138877 , as amended by instrument(s) of record in Instrument No. 20070517-0059078; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right of Way recorded in Book 4730, Page 607.

Easement for Transmission Line recorded in Book 2400, Page 596.

This is improved property located at 501 Swiss Ave Nashville TN 37211.

Lana Paige Strickland, wife of Frank R. Izaguirre, joins in this instrument for the purposes of conveying any and all interest, marital or otherwise in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 26th day of June, 2013.

Frank R. Izaguirre

Lana Paige Strickland by Attorney in Fact
Lana Paige Strickland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frank R. Izaguirre, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank R. Izaguirre, 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 Lana Paige Strickland, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26th day of June, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014