Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1232

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Trevor J Rosen, and wife, Amy Lynn Rosen,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Hailee L. Coomer, and Douglas J. Coomer, wife and husband,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 511 on the Plan of Bradford Hills, a Planned Unit Development, Section Ten, of record in Book 7900, Page 495, and a surveyor's certificate of correction in Book 9219, Page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Trevor J. Rosen and wife, Amy Lynn Rosen by deed from Glenn M. Hunter and wife, Diane T. Hunter dated January 29, 2004, of record as Instrument 20040202-0012201 Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 705 Winter Court, Nashville TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of June, 2013.

Trevor J Rosen

Amy Lynn Rosen

BILL GARRETT, Davidson County
Trans:T20130057494 DEEDWARR
Recvd: 07/05/13 14:02 2 pgs
Fees:13.00 Taxes:773.30
20130705-0069884

State of Tennessee)
County of Davidson)

On this 27th day of June, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Trevor J Rosen and Amy Lynn Rosen, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 209,000.00.

Hailee L Coomer

Affiant

Sworn and subscribed before me on this the 27th day of June, 2013.

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/20/14

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Hailee L. Coomer	Avenue Bank	172-12-B-249
705 Winter Court	111 10th Avenue South, Suite 200	
Nashville, TN 37211	Nashville, TN 37203	