This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., P. O. BOX 17116
Nashville, Tennessee 37217

Recording Information:

Davidson County DEEDWARR
Recvd: 07/10/13 16:00 4 pgs
Fees:23.00 Taxes:453.25
20130710-0071503

SEND TAX BILL TO:
NEW OWNER:
Wall Properties, LLC
363 Dade Dr. #A
Nashville, TN 37211

MORTGAGEE:
Southern Bank of Tennessee
1499 No. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Parcel Id#**14805009900**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Thomas M. Rosenberger and wife, Courtnay J. Rosenberger** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Wall Properties, LLC**, hereinafter called the "GRANTEE", its successors 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. 80 on the Plan of Haywood Acres, Section I, of record in Book 2900, page 17, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas M. Rosenberger and wife, Courtnay J. Rosenberger by deed from Roland Zaleski and wife, Marilyn R. Zaleski dated August 18, 2000, of record in Instrument no. 200008210082139, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 2928, page 103 and Book 2995, page 588, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 2900, page 17, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 2900, page 17, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 356 Dade Drive, Nashville, Tennessee 37211.

GRANTORS make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantosr and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", its successors and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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 the 3 day of July, 2013.

Thomas M. Rosenberger

Courtnay J. Rosenberger

STATE OF Hashemite Kingdom of Jordan
COUNTY OF City of Amman)
Embassy of The United States of America

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas M. Rosenberger and wife, Courtnay J. Rosenberger**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 3 day of July, 2013.

Roselyn Ramos
Vice Consul

NOTARY PUBLIC
My Commission Expires: **INDEFINITE**

EMBASSY OF THE UNITED STATES OF AMERICA
AMMAN

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $122,500.00.

AFFIANT

Subscribed and sworn to before me on this 3 day of July, 2013.

Hashemite Kingdom of Jordan
City of Amman
Embassy of The United States of America

Roselyn Ramos
Vice Consul

NOTARY PUBLIC
My Commission Expires:

INDEFINITE

EMBASSY OF THE UNITED STATES OF AMERICA
AMMAN

CERTIFICATION

I, Toni Rutgerson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Toni Rutgerson

State of Tennessee; County of Davidson

On this 10th day of July, 2013, personally appeared before me, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca R. Waynick

My Commission Expires:

