Warranty Deed

BILL GARRETT, Davidson County Trans:T20130066187 DEEDWARR Recvd: 08/02/13 09:30 2 pgs Fees:13.00 Taxes:1920.30 20130802-0080705	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $519,000.00 Affiant Subscribed and sworn to before me, this the 1st day of August, 2013. Notary Public My commission expires: 1/6/17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James P. Ratliff Amy L. Ratliff	Bank of America	
1300 Burton Valley Rd.	Myles Standish Blvd	131-15-0D-002.00-CO
Nashville, TN 37215	Taunton, MA 02780	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL J. ROSEN AND WIFE, JAMIE T. ROSEN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES P. RATLIFF AND WIFE, AMY L. RATLIFF**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit B of Burton Valley Townhomes, filed as Exhibit B to, and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050802-0090510 and rerecorded in Instrument No. 20050805-0092217, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Michael J. Rosen and wife, Jamie T. Rosen by Warranty Deed from Fernando J. Rodriguez and wife, Rose A. Rodriguez of record at Instrument No. 20100525-0040253, dated April 27, 2010 and recorded on May 25, 2010, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1300 Burton Valley Rd., Nashville, TN 37215.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of August, 2013.

Michael J. Rosen

Jamie T. Rosen by Michael J. Rosen
as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael J. Rosen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of August, 2013.

Notary Public

My Commission Expires:

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of August, 2013, before me personally appeared Michael J. Rosen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jamie T. Rosen as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Jamie T. Rosen.

Witness my hand and seal this 1st day of August, 2013.

Notary Public

My Commission Expires:

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY