BILL GARRETT, Davidson County
Trans:T20130068606 DEEDWARR
Recvd: 08/09/13 11:27 3 pgs
Fees:18.00 Taxes:444.00
20130809-0083827

File Box 9B

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 31351-07-2013** **Record & Return To:** **Mudter and Patterson** **2000 Richard Jones Road #110** **Nashville, TN 37215** **File Box # 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $120,000.00. Affiant Subscribed and sworn to before me this 8th day of August, 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: Full Service Residential Solutions, LLC 2930 Sidco Drive Nasville, TN 37204	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 086 070 12500

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, **Curtis D. Rose and wife, Dianne K. Rose** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Full Service Residential Solutions, LLC, a Tennessee limited liability company** ("Grantee"), its successors 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 1105 Jacksons Valley Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors 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 heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors 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 7th day of August, 2013.

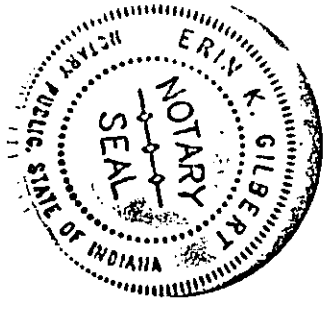
Curtis D. Rose

Dianne K. Rose

STATE OF INDIANA ADAMS
COUNTY OF ADAMS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Curtis D. Rose and Dianne K. Rose**, 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 7th day of August, 2013.



Erin K. Gilbert

Notary Public
My Commission Expires: _____

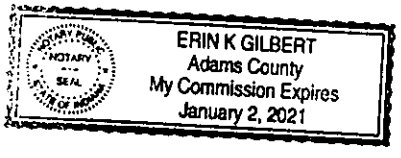


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Phase V-A, Jackson's Retreat, of record in Book 6250, page 309, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Curtis D. Rose and wife, Dianne K. Rose, by deed dated July 23, 1996, from David S. Bivins and wife, Deborah L. Bivins, of record in Book 10136, page 171, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2013, a lien, but not yet due and payable, which have been prorated and assumed by Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6482, page 679, 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. Declaration of Covenants, Conditions and Restrictions for Jackson's Retreat of record in Book 5741, page 360, 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).
4. By-Laws of Jacksons Retreat Homeowners Association, of record in Book 5745, page 294, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6250, page 309, Register's Office for Davidson County, Tennessee.