BILL GARRETT, Davidson County
Trans:T20130073016 DEEDWARR
Recvd: 08/23/13 10:33 2 pgs
Fees:13.00 Taxes:569.80
20130823-0089109

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of August, 2013 Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)
Return to: **Foundation Title and Escrow, LLC.** **2672 N. Mt. Juliet Rd.** **Mt. Juliet, TN 37122**	

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Anesta	Franklin American Mortgage Company	084 01 0 128.00
(NAME) 855 Rose Park Drive	(NAME) 501 Corporate Centre Drive, Suite 400	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Franklin, TN, 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Wooster A. Earheart**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David J. Anesta, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 9 on the Plan of Section I, Rose Estates as of record in Book 3600, page 37, Register's Office for said County.

Said Lot No. 9 fronts 69 feet on the northerly side of Rose Park Drive, and extends back 203.3 feet on the easterly line and 262.75 feet on the westerly line, to a dead line in the rear, which is on a broken line on which it measures 129.67 feet.

Being the same property conveyed to Wooster A. Earheart and wife, Dorothy J. Earheart by deed from Carl Batson and wife, Battye Batson dated October 6, 1964 and filed of record in Book 3829, page 287, Register's Office of Davidson County, Tennessee. Dorothy J. Earhard died on May 29, 2004 leaving Wooster A. Earhart as the surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 855 Rose Park Drive, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we

are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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 our hands this **12th** day of **August, 2013**

Wooster A. Earheart by Peggy G. ~~Earhart~~ EARHEART
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared **Peggy G.** ~~**Earhart**~~ EARHEART, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Wooster A.** ~~**Earhart**~~ Earheart, and who acknowledged that she executed the same as the free act and deed of the said **Wooster A.** ~~**Earhart**~~ Earheart, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20130823-0089108, said Register's Office.

Witness my hand and official seal, this **12th** day of **August, 2013**

Notary Public

My commission expires: 6/15/14

CONNIE J. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN