BILL GARRETT, Davidson County
Trans:T20130074344 DEEDWARR
Recvd: 08/28/13 10:08 2 pgs
Fees:13.00 Taxes:517.63

20130828-0090661

Prepared by: +RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $139,900.00

Affiant

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 22 day of August, 2013.

Notary Public
My commission expires: April 12, 2015

02-1307-48621

Address of New Owner:	Send Tax Bills to:	Tax Information
Geoff Donkin	Geoff Donkin	071-16-0-078.01
715 Douglas Ave.	1912 Russell St.	
Nashville TN 37207	Nashville, TN 37206	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Anthony Joseph Rosso, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brit Prop, LLC, hereinafter called the Grantees, their 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 part of Lot No. 1, on the Plan of William & Hayes Company's Belle View Subdivision, of record in Plat Book 332, Page 51, Register's Office for said County, to which plan reference is hereby made for a more complete description, being more particularly described as follows:

BEGINNING on the northerly margin of Mile End Avenue at a point 46 feet East of the easterly margin of Rosedale Avenue; thence northerly 200 feet to a point in the line between Lot Nos. 1 and 2 on said plan; thence with the line between said two logs, easterly 54 feet; thence southerly 200 feet to the northerly margin of Mile End Avenue; thence with the same, westerly 54 feet to the beginning.

TOGETHER with an easement through the norther portion of a 46 foot lot immediately west of the property described herein in order to connect with the sewer in Rosedale Avenue.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that parcel of land described in instrument of record in Book 8555, Page 506, said Register's Office, to which instrument reference is hereby made for a more complete description

Being the same property conveyed to Christopher N. Clardy, unmarried and Antoine Lee, unmarried by deed from William H. McClanahan, unmarried, dated January 6, 2009, recorded January 8, 2009, of record in Instrument No. 20090108-0001951, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Secretary of Housing and Urban Development of Washington, D.C. by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated January 5, 2012, recorded May 9, 2012, of record in Instrument No. 2012059-0040036, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Anthony Joseph Rosso, unmarried by deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., dated October 26, 2012, recorded October 30, 2012, of record in Instrument No. 20121030-0099306, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 715 Douglas Ave., Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 19th day of August, 2013.

Anthony Joseph Rosso

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony Joseph Rosso, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 19th day of August, 2013.

State of Tennessee at Large

My Commission expires

1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON