THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13100051**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant 10/25/13 Subscribed and sworn to before me, this 25th day of October, 2013. Notary Public My Commission Expires: 6-1-2015

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires June 1, 2015

WARRANTY DEED

Address New Owner: John Barry Rush, Jr. 2300 Zermatt Avenue #201 Nashville TN 37211	Send Tax Bills To: Gateway Funding 300 Welsh Rd. Bldg 5 Horsham, PA 19044	Tax Information: Tax Parcel ID No. 161-15-0B-038.00-C

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, **Brian Fisher, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Barry Rush, Jr., unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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 No. 201 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Brian Fisher, unmarried, by Warranty Deed from MACS Development Group, LLC, a Tennessee limited liability company, of record at Instrument No. 20090818-0077814, Register's Office for Davidson County, Tennessee, dated August 14, 2009, and recorded on August 18, 2009.

Emily Fisher joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Brian Fisher.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 763, and Surveyor's Certificate of Correction of record in Book 6749, Page 640, and in Book 6900, Page 806, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Boundary Plan of record as Instrument Number 20021107-0137236, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Master Deed of record as Instrument Number 20051117-0138877, and as amended in Instrument Number 20070517-0059078, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20130092688 DEEDWARR
Recvd: 10/29/13 15:27 2 pgs
Fees: 13.00 Taxes: 592.00
20131029-0112431

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684
File No. RBW038

Subject to all matters shown on the Plan as set out on Exhibit "B" t the First Amendment to the Master Deed of record as Instrument Number 20070517-0059078, Register's Office of Davidson County, Tennessee.

Charter of RoseMonte Townhomes Owner's Association, Inc. of record in Instrument Number 20051122-0141352, in the Register's Office for DavidsonCounty, Tennessee.

Grant of Transmission Line Easement of record in Book 2400, Page 596, in the Register's Office for Davidson County, Tennessee.

Permanent Easement and Right of Way for Street Purposes of record in Book 4730, Page 607, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6710, Page 495, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Water Distribution Lines and Access Road of record in Instrument Number 20020919-0114212, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record as Instrument Number 20021104-0134971, in the Register's Office for Davidson County, Tennessee.
Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20091020-0096978, in the Register's Office for DavidsonCounty, Tennessee.

Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2300 Zermatt Avenue #201 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 25th day of October, 2013.

Brian Fisher by Emily Fisher as Attorney in fact as attorney in fact

Emily Fisher

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily Fisher, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2013.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Emily Fisher** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Brian Fisher,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of October, 2013.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014