NEW OWNER:

KRISTA L. ROSER
3325 DUMAS DRIVE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-1001

Parcel ID:
13307014700 and
13307014900

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20130096661 DEEDWARR
Recvd: 11/13/13 10:50 4 pgs
Fees:23.00 Taxes:814.00
20131113-0117184

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty Thousand and 00/100 Dollars ($220,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **FRANK R. MCCOOL and wife, KAREN MCCOOL** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **KRISTA L. ROSER, unmarried,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Tract I:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 77, and the southerly 45 feet front and 108.4 feet rear of Lot No. 76, on the Plan of Glencoe Acres, Section I, as shown on the plat of the same of record in Book 1835, Page 136 and 137, in the Register's Office for Davidson County, Tennessee. Said lot and part of said lot adjoin and front together 100 feet on the westerly side of Dumas Drive, and extends back 206.1 feet on the southeasterly line of Lot No. 77, and 265 feet more or less on the northerly line of part of Lot No. 76, to a dead line in the rear, on which it measures 209.2 feet.

Being the same property conveyed to Frank R. McCool and wife, Karen McCool, tenants by the entirety by Warranty Deed from Alan R. McCool, dated July 17, 2013, and of record in Instrument No.

20130719-0075113, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Frank W. McCool and wife, Iza R. McCool by Installment Deed from James Clifford Huddleston and wife, Evelyn W. Huddleston, dated July 24, 1964, and of record in Book 3794, Page 949, Register's Office for DAVIDSON County, Tennessee. Frank W. McCool and Iza R. McCool remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Frank W. McCool; therefore, Iza R. McCool was the surviving tenant by the entirety to the property herein. Iza Velle McCool a/k/a Iza V. McCool and Iza R. McCool is now deceased, having died testate on November 29, 2012. For further reference to title, see the Last Will and Testament of Iza Velle McCool, whereby she devised the property herein to her two sons, Frank R. McCool and Alan R. McCool, of record in Docket No. 13-P165, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Tract No. II:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 75 and the northerly 10 feet of Lot No. 76 on the Plan of Glencoe Acres, Section I, as shown on the plat of the same of record in Book 1835, Page 137 and 138, in the Register's Office for Davidson County, Tennessee, and as more particularly described as follows:

BEGINNING at a point in the westerly margin of Dumas Drive, at a point 10-feet south of the corner of Lots 75 and 76; thence northerly with said Drive, around a slight curve, 57.9 feet to a point; continuing northerly with said Drive, 2 feet to another monument; thence around a curve in a northwesterly direction 39.2 feet to a monument in the south margin of Antioch Pike; thence with said Pike, westerly 290.2 feet to a monument; thence south along the rear line of Lot 75, 79 feet to a monument, and continuing with the rear line of the property, southeasterly 110.3 feet to a point which is 10 feet south of the corner of Lot No. 75; thence easterly 265 feet more or less to the beginning.

Being the same property conveyed to Frank R. McCool and wife, Karen McCool, tenants by the entirety by Warranty Deed from Alan R. McCool, dated July 17, 2013, and of record in Instrument No. 20130719-0075113, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Frank W. McCool and wife, Iza R. McCool by Installment Deed from James Clifford Huddleston and wife, Evelyn W. Huddleston, dated April 15, 1966, and of record in Book 4008, Page 665, Register's Office for DAVIDSON County, Tennessee. Frank W. McCool and Iza R. McCool remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Frank W. McCool; therefore, Iza R. McCool was the surviving tenant by the entirety to the property herein. Iza Velle McCool a/k/a Iza V. McCool and Iza R. McCool is now deceased, having died testate on November 29, 2012. For further reference to title, see the Last Will and Testament of Iza Velle McCool, whereby she devised the property herein to her two sons, Frank R. McCool and Alan R. McCool, of record in Docket No. 13-P165, in the

Seventh Circuit Court for Davidson County, Tennessee Probate Division.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 3325 DUMAS DRIVE, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 1835, Pages 136, 137 and 138, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 31st day of October, 2013.

FRANK R. MCCOOL

KAREN MCCOOL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **FRANK R. MCCOOL and KAREN MCCOOL,** 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 and official seal at office this 31st day of October, 2013.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$220,000.00** .

AFFIANT

Sworn to and subscribed to before me this 1st day of November, 2013.

NOTARY PUBLIC

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.