BILL GARRETT, Davidson County
Trans:T20130104202 DEEDWARR
Recvd: 12/13/13 10:18 2 pgs
Fees:13.00 Taxes:406.63
20131213-0126258

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
13-1210

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of December, 2013

Notary Public
Commission Expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Carol R. Brooks 2076 Nashboro Blvd Nashville, TN 37217	CMG Mortgage, Inc. 3160 Crow Canyon Road Ste 400 San Ramon, CA 94583	135-12-0B-042.00

WARRANTY DEED

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,

Dolores Rossello, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carol R. Brooks, 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:

LAND in Davidson County, Tennessee, being Lot and Unit No. 42, on the plan of the Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, of record in Plat Book 11700, Pages 49 and 50, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Dolores Rossello by Special Warranty Deed from U.S. Bank National Association as trustee for RASC 2006KS9, dated 8/10/12 and recorded 9/04/12 in Instrument No. 20120904-0079268; and being the same property previously conveyed to U.S. Bank National Association as Trustee for RASC 2006KS9, by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee, dated 5/7/12 and recorded 5/10/12 in Instrument No. 20120510-0040351, Register's Office for Davidson County, Tennessee. The said Wilson & Associates, PLLC, having been appointed Successor Trustee by instrument dated 11/15/11 and recorded 11/22/11 in Instrument No. 20111122-0091445, said Register's Office. Being the same property previously conveyed to Khalil Harbi by Warranty Deed from Amanda Lovelady Jackson, a married woman, dated 7/28/06 and recorded 8/09/06 in Instrument No. 20060809-0097923, and as corrected by Scrivener's Affidavit dated 3/4/08 and recorded 3/5/08 in Instrument No. 20080305-0022160, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2076 Nashboro Blvd, Nashville, TN 37217.

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 so covenant with the said GRANTEES that we are lawfully seized 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; 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of December, 2013.

Dolores Rossello

Dolores Rossello

STATE OF TENNESSEE.
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dolores Rossello** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of December, 2013.

Notary Public
My Commission Expires: 01-18-2016

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)