BILL GARRETT, Davidson County
Trans:T20140003997 DEEDWARR
Recvd: 01/17/14 13:42 2 pgs
Fees:13.00 Taxes:2664.00
20140117-0004942

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1421

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald R. Rossmann and wife, Lani L. Rossman (formerly Lani L. Wilkeson)**, tenants in common with the right of survivorship, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward T. Moss and Lynn H. Moss, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A of Trimble Place Townhomes, a horizontal property regime with private elements located in Nashville, Davidson County, Tennessee, and described in the declaration of covenants, conditions and restrictions for Trimble Place Townhomes a horizontal property regime with private elements, of record in Instrument No. 20050713-0081248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Trimble Place Townhomes, a horizontal property regime with private elements, contained in the said declaration, the plan filed as Exhibit "B" to said declaration appearing in Instrument No. 20050713-0081248, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Ronald R. Rossmann and Lani L. Wilkerson, tenants in common with the right of survivorship, by deed from Cartus Financial Corporation, formerly known as Cendant Mobility Financial Corporation, A Delaware Corporation, dated May 22, 2007, of record as Instrument No. 20070713-00838.59, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3539 Trimble Road, Nashville TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14th day of January, 2014.

Ronald R. Rossmann by Charles Richardson, Attorney-in-Fact

Lani L. Rossman (formerly known as Lani L. Wilkeson), by Charles Richardson, Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 14th day of January, 2014, before me personally appeared Charles Richardson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ronald R. Rossmann and Lani L. Rossman (formerly known as Lani L. Wilkeson) acknowledged that such person executed the same as the free act and deed of Ronald R. Rossmann and Lani L. Rossman (formerly known as Lani L. Wilkeson).

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 720,000.00.

Affiant

Sworn and subscribed before me on this the 14th day of January, 2014.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Edward T. Moss	Farmington Financial Group LLC	131-5-E-1
3539 Trimble Road	2002 Richard JOnes Road, Suite 300A	
Nashville, TN 37215	Nashville, TN 37215	