BILL GARRETT, Davidson County
Trans:T20140012920 DEEDWARR
Recvd: 02/25/14 09:24 2 pgs
Fees:13.00 Taxes:721.13
20140225-0015908

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $194,900.00

Steven A. Rose
Affiant

Subscribed and sworn to before me, this 18th day of February, 2014.

Jana D. Drury
Notary Public

My commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DEBRA K WALKER	**RELIANT BANK**	**02603001600**
311 CHISWICK COURT	**1736 CAROTHERS PARKWAY**	
GOODLETTSVILLE, TN 37072	**Brentwood, TN 37027**	

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 ACKNOWLEDGE, WE,

STEVEN A. ROSE and wife, AMY H. ROSE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DEBRA K WALKER

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 No. 318 on the Plan of Windsor Green. Phase II, Section III, of record in Plat Book 6900, Page 845, said Register's Office.

Said Lot No. 318 fronts 35.00 feet on the northeasterly margin of Chiswick Court and extends back 117.16 feet on the
northwesterly line and 143.65 feet on the southerly line to a dead line in the rear measuring 160.29 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO STEVEN A. ROSE AND WIFE, AMY H. ROSE BY WARRANTY DEED FROM GARY L. MOORE AND WIFE, SALLY S. MOORE DATED 06/27/02 AND RECORDED ON 07/01/02 IN INSTRUMENT NO. 20020701-0078615, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 311 CHISWICK COURT, GOODLETTSVILLE, TN 37072.

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 do 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 in 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 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/our hand(s) this 18th day of February, 2014.

Steven A. Rose

STEVEN A. ROSE

Amy H Rose

AMY H. ROSE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, STEVEN A. ROSE and AMY H. ROSE, the within named Grantor(s), 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, at office, this 18th day of February, 2014.

Jana D Drury

Notary Public

MY COMMISSION EXPIRES
MARCH 1, 2016

My Commission Expires:

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY