Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $126,000.00

Aisha Hall
Affiant

Subscribed and sworn to before me, this 30th day of April, 2014.

Paige B Mayercik
Notary Public
My commission expires: 11/22/14

04-1403-55053

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Wendy M. Roth	Prospect Mortgage, LLC	176-01-0037.00
3829 Round Rock Drive	15301 Venture Blvd. Suite D-300	
Antioch TN 37013	Sherman Oaks, CA 91403	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lisa Marie Moffett and Kimberly Ann Ostrosky, devisees of The Last Will and Testament of Anna Marie Ostrosky, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Wendy M. Roth, *hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 92, on the Plan of Hickory Woods , Section A, of record in Plat Book 6900, Page 511, as corrected in Book 7582, Page 167 and Book 9997, Page 844, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Ostrosky and wife, Anna Ostrosky by deed from W. L. Bainbridge, Inc. dated December 30, 1996 and filed for record December 31, 1996 in Book 10305, Page 447 in the Regisgter's Office for Davidson County, Tennesseee. Anna Ostrosky having since died. John Ostrosky having predeceased Anna Ostrosky. By Will of Anna Marie Ostrosky of record in Docket #J14P-237 office of the Davidson County Probate Court Clerk, subject property was devised to Lisa Marie Moffett and Kimberly Ann Ostrosky.

Anna Ostrosky is one and the same person as Anna Marie Ostrosky.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3829 Round Rock Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of April, 2014.

Kimberly Ann Ostrosky

BILL GARRETT, Davidson County
Trans:T20140030627 DEEDWARR
Recvd: 05/05/14 10:08 2 pgs
Fees:13.00 Taxes:466.20
20140505-0037836

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly Ann Ostrosky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 30th day of April, 2014.

Paige B Mayercik
Paige B. Mayercik
State of Tennessee at Large

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires 11/22/14

My Commission expires 11/22/14
Lisa Marie Moffett
Lisa Marie Moffett

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lisa Marie Moffett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Menifee, California, this 30th day of April, 2014.

Brandy Colleen McGowan, NOTARY PUBLIC
Notary Public

My Commission expires: July 29th, 2015

