#8272

BILL GARRETT, Davidson County
Trans:T20140035349 DEEDWARR
Recvd: 05/21/14 09:21 2 pgs
Fees:13.00 Taxes:358.90
20140521-0043617

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $97,000.00

Affiant

Subscribed and sworn to before me, this 14th day of May, 2014.

Notary Public
My commission expires:

03-1405-38167

Address of New Owner:	Send Tax Bills to:	Tax Information
Raymond McGee 4809 Trumpet Circle Nashville TN 37218	Peoples Home Equity Inc. 150 N. Seven Oaks Knoxville TN 37922	059-05-0-094.00

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, **Tony Rosso, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Raymond McGee, an unmarried man, and, Aglaia Williams, an unmarried woman, as tenants in common with rights of survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of Buena Vista Estates, Section 2, of record in Book 3842, Page 257, 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 W. Williamson and wife, Geraldine Williamson by deed from G&M Investments, a Partnership, dated December 23, 1987, recorded December 23, 1987, of record in Book 7434, Page 939, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Secretary of Veterans Affairs by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, f/k/a Rubin Lublin Suarez Serrano, LLC, Substitute Trustee, dated August 3, 2012, recorded August 15, 2012, of record in Instrument No. 20120816-0073263, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tony Rosso by Special Warranty Deed from The Secretary of Veterans Affairs, Washington, DC, dated September 27, 2013, recorded October 10, 2013, of record in Instrument No. 20131010-0106478, Register's Office for Davidson County, Tennessee.

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 4809 Trumpet Circle, Nashville, TN 37218.

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 14th day of May, 2014.

Tony Rosso

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tony Rosso, 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 Nashville, TN, this 14th day of May, 2014.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.