WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140050023 DEEDWARR
Recvd: 07/14/14 11:31 2 pgs
Fees:13.00 Taxes:436.60
20140714-0061732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/10/16
(AFFIX SEAL)

DANA DEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Taryn Holland	F+M Bank	161-01-0A-077.00 CO
(NAME)	(NAME)	
5302 Edmonson Pike	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT I, **JERILYN SHEA ROST, AND HUSBAND CRAIG ALLEN ROST**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TARYN HOLLAND, SINGLE WOMAN**, 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 Unit No. 5302, on the Plan of Danbury, shown as Exhibit C to Master Deed of record in Book 6612, page 75, Register's Office for said County, to which reference is hereby made for a more complete description together with an undivided interest in the common elements of the Danbury Homeowner's Association, all as described in said Master Deed.

Being the same property conveyed to JERILYN SHEA EVANS NKA Jerilyn Shea Rost, by deed from JAMES R. GROVER, UNMARRIED, of record as Instrument No. 20060202-0013153, dated January 31, 2006, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	5302 Edmonson Pike		Nashville, TN 37211		
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 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 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 our hands this 10 day of July, 2014.

Jerilyn Shea Rost

Craig Allen Rost

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jerilyn Shea Rost and Craig Allen, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Pardo, Tennessee, this 10 day of July, 2014.

JOHN A. BELL, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2014

Notary Public