WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1472

BILL GARRETT, Davidson County
Trans:T20140051606 DEEDWARR
Recvd: 07/17/14 15:22 2 pgs
Fees:13.00 Taxes:357.05
20140717-0063513

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1472

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Leslie D. Rosenbaum Lori J. Rosenbaum 728 Tahlena Avenue Madison, TN 37115	NEW OWNERS 901 Vantrease Road Madison, TN 37115	52-6-79.00

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $96,500.00

Leslie D Rosenbaum
Affiant

Subscribed and sworn to before me, this the 25th day of June, 2014.

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

Notary Public

My Commission Expires: 12/21/2015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Sandra D. Hollingsworth, unmarried, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Leslie D. Rosenbaum, an unmarried woman and Lori J. Rosenbaum, an unmarried woman, as tenants in common with rights of survivorship ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 69 and the northerly 75 feet of Lot No. 68, on the Map of Madison Heights Subdivision, Section One, as of record in Book 1424, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sandra D. Hollingsworth, unmarried by Warranty Deed from Delora E. Cushman and husband, John Cushman, dated November 6, 1991, recorded November 7, 1991, of record in Book 8481, page 823, Register's Office for Davidson County, Tennessee.

This is improved property located at: **728 Tahlena Avenue, Madison, TN 37115**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **25th** day of **June, 2014.**

GRANTOR(S)

Sandra D. Hollingsworth

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sandra D. Hollingsworth** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **25th** day of **June, 2014.**

Notary Public

TYNA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 12/21/2015