BILL GARRETT, Davidson County
Trans:T20140056437 DEEDWARR
Recvd: 08/04/14 10:17 2 pgs
Fees:13.00 Taxes:510.60

20140804-0069487

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Joshua Rose
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2014.

TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
EXPIRES: 9-22-14

Notary Public
MY COMMISSION EXPIRES:
File No. G14-9516D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joshua Rose, married (NAME)	Mortgage Investors Group (NAME)	52-7-79
1002 Jasperson Drive (STREET ADDRESS)	8320 E. Walker Springs Lane Suite 200 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Knoxville, Tennessee 37923 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Shawn L. Gamaldi and Nanette M. Gamaldi, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Rose and Lindsey Rose, husband and wife**, 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. 77 on the plan of MADISON HEIGHTS, SECTION II, PART IV, as shown by plat of record in Plat Book 2133, Page 106, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Shawn L. Gamaldi and Nanette M. Gamaldi, husband and wife from Geoff Newhall, by Deed dated May 31, 2005, as Instrument No. 200506090066329, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2241, page 209, and Book 2291, page 399, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2133, page 106, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers, storm drainage, water mains, and appurtenances as recorded in Book 6296, page 938, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Shawn L. Gamaldi is signed by his duly appointed Attorney-in-fact William J. Hart, pursuant to the Power of Attorney recorded in Instrument #_____, said Register's Office.

#20140804-0069485

The signature of Nanette M. Gamaldi is signed by her duly appointed Attorney-in-fact William J. Hart, pursuant to the Power of Attorney recorded in Instrument #_____, said Register's Office.

#20140804-0069486

This is improved property, known as 1002 Jasperson Drive, Madison, TN 37115.

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. 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.

Witness my/our hand(s) this 31st day of July, 2014.

SHAWN L. GAMALDI

By: Shawn L. Gamaldi by Hart, Attorney-in-Fact — July 31, 2014
William J. Hart, Attorney-in-Fact — Date

NANETTE M. GAMALDI

By: Nanette M. Gamaldi, by Hart, Attorney-in-Fact — July 31, 2014
William J. Hart, Attorney-in-Fact — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named William J. Hart, Attorney-in-Fact for Shawn L. Gamaldi and Nanette M. Gamaldi, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of July, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066