Prepared by:
The Law Office of Ryan Trammel, PLLC
2732B Hartsville Pike
Lebanon, TN 37087

BILL GARRETT, Davidson County
Trans:T20140056867 DEEDWARR
Recvd: 08/05/14 09:05 2 pgs
Fees:13.00 Taxes:493.95

20140805-0070014

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $133,500.00.

Affiant

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 1st day of August, 2014.

Notary Public
My commission expires: January 8, 2017

Address of New Owner:	Send Tax Bills to:	Tax Information
Paul L. Rosenbaugh 2908 Blackwood Drive Nashville, TN 37214	New Owner	108040A054.00

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, **M. Scott McConnell and wife, Deborah M. McConnell**, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **Paul L. Rosenbaugh**, 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. 25 on the plan of Villages of Larchwood, Phase II, Section I, (formerly Section One-A), of record in Plat Book 9700, Page 597, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to M. Scott McConnell and wife, Deborah M. McConnell, by deed from Brandon Graves and wife, Teresa Graves, of record in Instrument No. 201010190083702, said Register's Office.

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 2908 Blackwood Drive, Nashville, TN 37214.

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 1st day of August, 2014.

M. Scott McConnell

Deborah M. McConnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **M. Scott McConnell and wife, Deborah M. McConnell**, 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 Mt. Juliet, TN, this 1st day of August, 2014.

Ryan Trammel – Notary Public
State of Tennessee at Large



My Commission expires: January 8, 2017