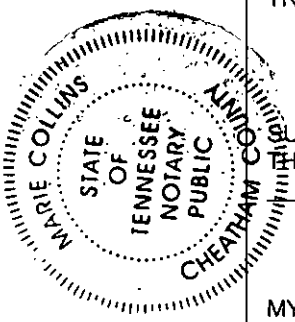
WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140066135 DEEDWARR
Recvd: 09/05/14 10:07 2 pgs
Fees: 13.00 Taxes: 536.59
20140905-0081359



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,025.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 12-15-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jean Roseman	New Owner	105 11 0 182.00
(NAME)	(NAME)	
106 Savoy Circle	SAME	
(ADDRESS)	(ADDRESS)	
Nashville 37205-5013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Five Thousand Twenty-Five And No/100 Dollars ($145,025.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Roxanna C. Harney, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jean Roseman**, 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. 12, Block "B", on the Plan of a subdivision of a part of the Sophia M. Neal Property as of record in Book 1130, Page 4, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the east side of Neal Terrace and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Roxanna Cunningham, a single woman by Warranty Deed from Jackie L. Kern and Barbara J. Hollis and Clara A. Hill dated December 1, 1999 of record in Instrument No. 19991209-0301469, Register's Office of Davidson County, Tennessee. FURTHER being the same property conveyed to Roxanna C. Harney by Quitclaim Deed from Barry G. Harney dated October 29, 2011 of record in Instrument No. 20111129-0092555, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 1714 Neal Terrace, Nashville, TN 37203

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, has 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 27th day of August, 2014.

Roxanna C. Harney

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Roxanna C. Harney, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2014.

Notary Public

My Commission Expires: October 24, 2017

(SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Exp. 10-24-2017

File Number: MFR-141167