WARRANTY DEED

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

G-KW-14-1207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Brittany Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2014.

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 2/24/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelly Hoskins	New Owner	
(NAME)	(NAME)	
1207 Rosebank Court		**083-04-0-208.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHERYL MARIE ALBERS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KELLY HOSKINS, A SINGLE PERSON** hereinafter called the Grantee(s), their heirs and assigns, that 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. 5 on the Plan of Rosewood Heights, Section I of record in Plat Book 2133, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cheryl Marie Albers, a married woman by deed from Cadence Bank, N.A. of record in Instrument No. 20100701-0051401 Register's Office for Davidson County, Tennessee, dated June 29, 2010 and recorded on July 01, 2010.

Robert Bruce Stevenson joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- County Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 38, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1207 Rosebank Court , Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20140068942 DEEDWARR
Recvd: 09/16/14 08:50 2 pgs
Fees:13.00 Taxes:925.00
20140916-0084568

Witness my/our hand(s) this the 28th DAY OF AUGUST, 2014.

Cheryl Albers by Anya Snyder Attorney in Fact
Cheryl Marie Albers by Anya Snyder,
Attorney in Fact

Robert Bruce Stevenson by Anya Snyder Attorney in Fact
Robert Bruce Stevenson by Anya Snyder,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anya Snyder , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHERYL MARIE ALBERS AND ROBERT BRUCE STEVENSON, and who acknowledged he/she/they executed the same as the free act and deed of the said CHERYL MARIE ALBERS AND ROBERT BRUCE STEVENSON.

Witness my hand and official seal, this the 28th of August, 2014.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212