RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN145119

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140090995 DEEDWARR
Recvd: 12/04/14 15:28 2 pgs
Fees:13.00 Taxes:617.90
20141204-0111376

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

M. Menke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2014.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gill Romano and Joseph Romano 2108 Rosecliff Drive Nashville, TN, 37206	Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	083-04-0-055.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Seven Thousand and 00/100 Dollars ($167,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RAY TATE III AND WIFE, PATRICE TATE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **GILL ROMANO, AN UNMARRIED WOMAN AND JOSEPH ROMANO, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Revised Plan of Young's Valley, Section Two, as of record in Book 6200, Page 773, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ray Tate, III, by Warranty Deed from Cendant Mobility Financial Corporation, a Delaware Corporation, dated October 30, 2002 and recorded November 27, 2002, of record in Instrument No. 20021127-0147040, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 2108 Rosecliff Drive, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 3rd day of December, 2014.

RAY TATE III

PATRICE TATE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Ray Tate III and wife, Patrice Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of December, 2014.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017