WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140093216 DEEDWARR
Recvd: 12/12/14 14:45 2 pgs
Fees:13.00 Taxes:1089.61
20141212-0114073

MARIE COLLINS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

State of Tennessee)
County of Davidson)

G#26671-2

The actual consideration or value, whichever is greater, for this transfer is **$294,490.00**.

Affiant

Subscribed and sworn to before me, this the 5th day of December, 2014.

Notary Public

My commission expires: 12-15-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Steven L. Harland and Elizabeth B. Harland	SAME	**08308013400**
702 Rosebank Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jade D. Roser and Ariane Roser, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven L. Harland and Elizabeth B. Harland, husband and wife as tenants by the entirety

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. 24 on the Plan of Meadow Rose Park, Section One, as of record in Book 2083, Page 53, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 fronts 24 feet on the northerly side of Rosebank Avenue and runs back 138 feet on the easterly line and 200 feet on the westerly line, to a dead line measuring 135.04 feet thereon.

BEING the same property conveyed to Jade D. Roser and Ariane Roser, wife and husband, by Warranty Deed dated June 14th, 2013, from Judy L. Holt-Newman, married (joined by husband, Mike Newman), of record in Instrument No. 20130624-0064786, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 2083, Page 53, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 2196, Page 221, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated between the parties and paid by the Grantors herein and subsequent years, not yet due and payable.

This is improved property, known as: **702 Rosebank Avenue, Nashville, TN 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 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. 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/our hand(s) this **5th** day of **December, 2014.**

Jade D. Roser

Ariane Roser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jade D. Roser and Ariane Roser,** the within named sellers, 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 official seal at Nashville, Tennessee, this **5th** day of **December, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY