THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32081-11-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $448,000.00. Affiant Subscribed and sworn to before me this 19th day of December, 2014. Notary Public My Commission Expires:

Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Megan Thomas, Stuart Thomas 5201 Idaho Avenue Nashville, TN 37209	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 103 030 07100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anthony Dean Rose, Jr., married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stuart Thomas and Megan Thomas, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5201 Idaho Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Sara Denise Rose, spouse of Anthony Dean Rose, Jr., joins in the execute of this instrument to convey any marital interest she has in the subject property.

BILL GARRETT, Davidson County
Trans:T20140096466 DEEDWARR
Recvd: 12/26/14 11:26 3 pgs
Fees:18.00 Taxes:1657.60
20141226-0117919

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of December, 2014.

Anthony Dean Rose, Jr.

Sara Denise Rose by Anthony Dean Rose, Jr. Attorney-in-Fact
Sara Denise Rose
BY: Anthony Dean Rose, Jr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Anthony Dean Rose, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2014.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 3, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anthony Dean Rose, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Attorney-In-Fact for the said Sara Denise Rose and is authorized by the said Sara Denise Rose to execute the said instrument on her behalf.

Witness my hand, at office, this 19th day of December, 2014.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 440 feet of the northerly 160 feet of Lots Nos. 23 and 24 on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park, of record in Book 421, page 18, Register's Office for said County.

Said part of said lots fronts 50 feet on the southerly margin of Idaho Avenue and extends back between parallel lines, 160 feet to a dead line.

Being the same property conveyed to Anthony Dean Rose, Jr., married, by deed dated May 20, 2013, from Bryan N. Garner and wife, Regina R. Garner, of record in Instrument No. 20130521-0051346, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 421, page 18, Register's Office for Davidson County, Tennessee.