WARRANTY DEED

G-VRES-14-1813

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson (CC)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/19/18

(AFFIX SEAL)

CASSI CLARK — STATE OF TENNESSEE NOTARY PUBLIC — RUTHERFORD COUNTY

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)
Frank C. Mills and Katie Ann Mills	NEW OWNER	
(NAME)	(NAME)	**117-04-0F-002.00**
1813 Rosewood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 **PAUL B. CURRAN, JR. AND WIFE, PEGGY CURRAN AND RONALD M. KELLY AND WIFE, MARY KELLY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FRANK C. MILLS AND KATIE ANN MILLS, HUSBAND AND WIFE,** 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 Unit B, Rosewood-Wildwood Townhomes, as shown in the Master Deed and Declaration of Covenants, Conditions and Restrictions for Rosewood-Wildwood Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20070620-0073878 amended by Amendment No. 1 of record in Instrument No. 20150114-0003944, 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 a part of the same property conveyed to Paul B. Curran, Jr. and Ronald M. Kelly, as tenants in common by Warranty deed from Elizabeth B. Boyd and Peter Redvers-Lee, wife and husband of record in Instrument No. 20060407-0040608 Register's Office for Davidson County, Tennessee, dated March 31, 2006 and recorded on April 7, 2006.

This conveyance is subject to:

- Taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070620-0073878 as amended by Amendment No. 1 of record in Instrument No. 20150114-0003944, 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: **1813 Rosewood Avenue , Nashville, Tennessee 37212**.

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:T20150003405 DEEDWARR
Recvd: 01/14/15 10:43 2 pgs
Fees:13.00 Taxes:2072.00
20150114-0003945

Witness my/our hand(s) this the 9th DAY OF JANUARY, 2015.

Paul B. Curran, Jr.

Peggy Curran

Ronald M. Kelly

Mary Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL B. CURRAN, JR., PEGGY CURRAN, RONALD M. KELLY AND MARY KELLY, the within named bargainor, 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, this the 9th of January, 2015.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122