WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2015

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ann Rosberg	Ann Rosberg	Parcel ID:
5255 New John Hagar Road	5255 New John Hagar Rd	098060A09200CO
Hermitage, TN 37076	Hermitage, TN 37076	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Scott J. McCoy and wife, Gwendolyn D. McCoy

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ann Rosberg , married

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:

BEING Lot No. 84 on the Final Plat of Phase One, Section "B", Bridgewater, of record in Instrument 20060425-0046949, corrected by Surveyor's Certificate of Correction in Instrument 20060608-0067982, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Scott J. McCoy and Gwendolyn D. McCoy by deed from Newmark Homes, L.P., a Texas Limited Partnership, of record in Instrument 20070622-0074658, said Register's Office, dated June 20, 2007.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20051024-0128043, and amended in Instrument 20051122-0141076, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20060425-0046949, corrected by Surveyor's Certificate of Correction in Instrument 20060608-0067982, said Register's Office; (3) T.V.A. Easement of record in Book 1291, Page 99, said Register's Office; (4) Storm Water Detention Agreement of record in Instrument 20050222-0019150, said Register's Office.

The signature of Scott J. McCoy is signed by his duly appointed Attorney-in-Fact, Gwendolyn D. McCoy, pursuant to the Power of Attorney of record in Instrument 20150303-0017679 said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 5255 New John Hagar Road, Hermitage, TN 37076

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, their heirs and assigns forever; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20150014950 DEEDWARR
Recvd: 03/02/15 11:03 2 pgs
Fees:13.00 Taxes:1036.00
20150302-0017680

Witness our hands this 25th day of February, 2015.

Scott J. McCoy
By: Gwendolyn D. McCoy, as
Attorney-In-Fact

Gwendolyn D. McCoy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gwendolyn D. McCoy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 2015.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Gwendolyn D. McCoy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Scott J. McCoy as his Attorney in Fact as the free act and deed of the within named Scott J. McCoy.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 2015.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.