NEW OWNER:
JOHN R. ROTE, TRUSTEE
6104 Hagars Grove Pass
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0175

Map & Parcel: 098100A04300CO

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150024186 DEEDWARR
Recvd: 04/02/15 09:08 3 pgs
Fees:18.00 Taxes:1108.15
20150402-0028539

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Nine Thousand Five Hundred and 00/100 Dollars ($299,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHAEL MCBRIDE, married** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN R. ROTE, TRUSTEE, OF THE JOHN R. ROTE FAMILY TRUST and CINDY M. ROTE, TRUSTEE OF THE CINDY M. ROTE FAMILY TRUST,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 26 on the Plan of Phase Two, Hagars Grove, as shown on the plat of the same, of record in Instrument No. 20050708-0079562, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to MICHAEL MCBRIDE by Warranty Deed from Michael G. Kotula and wife, Christie Kotula, f/k/a Christie Owens, dated October 24, 2008, and of record in Instrument No. 20081030-0108377, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as 6104 HAGARS GROVE PASS, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

AND I, ASHLEY MCBRIDE, wife of the said MICHAEL MCBRIDE, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument Number 20050708-0079562, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given April 2, 2015 at 11:59 p.m.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 30th day of March, 2015.

MICHAEL MCBRIDE

ASHLEY MCBRIDE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHAEL MCBRIDE and ASHLEY MCBRIDE**, 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 office this 30th day of March, 2015.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is $299,500.00.

AFFIANT

Sworn to and subscribed to before me this 30th day of March, 2015.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018