THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033503** BILL GARRETT, Davidson County Trans:T20150034872 DEEDWARR Recvd: 05/06/15 10:20 2 pgs Fees:13.00 Taxes:948.68 20150506-0041280	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $256,400.00. Affiant Subscribed and sworn to before me, this 1st day of May, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Andrew S. Rusnak 2743 Rosedale Place Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11803012100

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, **James E. Haskins, Jr. as executor of the Estate of Dorothy P. Haskins**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew S. Rusnak, an unmarried man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davison County, Tennessee, being Lot 22, PHASE TWO, ROSEDALE PLACE, as shown on Plat of record in Plat Book 11190, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dorothy P. Haskins, an unmarried individual & James E. Haskins, Jr., unmarried by Warranty Deed from Thomas C. Williams and Heather B. Williams, husband and wife, recorded on the 7th day of September, 2007 in Instrument No. 20070907-0107543, in the Register's Office of Davidson County, Tennessee.

Dorothy P. Haskins having since died on October 6, 2014. Last Will and Testament of Dorothy P. Haskins filed in the Seventh Circuit Court of Davidson County, Tennessee in Probate No.15P32. Said Will and Testament having named James E. Haskins, Jr. as executor of the Estate of Dorothy P. Haskins. Said Will and Testament specifically authorized executor to convey real esate.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE TWO, ROSEDALE PLACE, as recorded in Plat Book 11190, Page(s) 18.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2743 Rosedale Place Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2015.

James E. Haskins, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Haskins, Jr. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executrix of the Estate of Dorothy P. Haskins the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of May 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018