THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2033

Davidson County DEEDWARR
Recvd: 10/16/15 16:22 3 pgs
Fees:18.00 Taxes:1295.00
20151016-0105764

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ralph W. Hollaway Dawn D. Seidenschwarz 4200 West End Ave., Apt 309 Nashville, TN 37205	Peoples Home Equity 5205 Maryland Way, Ste 100 Brentwood, TN 37027	103-12-A-21.00

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2015.

Notary Public

My Commission Expires: 9-12-16
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We Jean Roseman, married hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ralph W. Hollaway and Dawn D. Seidenschwarz, husband and wife, 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 Unit No. 309 and parking spaces applicable in a Horizontal Property Regimen which is located on the Plan of Section I, Harding House Condominiums, as shown by plat of record in Plat Book 4675, page 60 and amended in Book 4860, page 82, of the Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jean Roseman by Warranty Deed from John A. Bridges, unmarried, dated September 26, 2014, recorded September 29, 2014, of record in Instrument No. 20140929-0089592, Register's Office for Davidson County, Tennessee.

Mr. Philip Roseman joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is Improved property located at: **4200 West End Ave, Apt. 309, Nashville, TN 37205**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number 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 **15th** day of **October, 2015.**

GRANTOR(S)

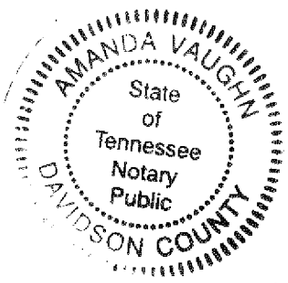
Jean Roseman

Philip Roseman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jean Roseman and Philip Roseman** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **15th** day of **October, 2015.**



Notary Public
My Commission Expires: 8/23/2016

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trumpour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumpour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

