WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150106956 DEEDWARR
Recvd: 12/18/15 11:37 2 pgs
Fees:13.00 Taxes:1239.50
20151218-0127359

R-BR-15-844-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON DAVIDSON COUNTY, TN

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)
Brian T. Husselman and Julia A. Husselman	JP Morgan Chase Bank, NA	
(NAME)	(NAME)	**102-14-0-043.00**
844 Clematis Drive	3050 Highland Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Downers Grove, IL 60515	
(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 **MARK ROTHSCHILD AND SORAYA KASHANI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRIAN T. HUSSELMAN AND JULIA A. HUSSELMAN, 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 Lot No. 110 on the Plan of Plan of Crest Meade, Section II, of record in Plat Book 2331, Pages 151 and 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 154.4 feet on the North side of Clematis Drive and runs back between lines, 313 feet on the East line and 302.3 feet on the West line to a dead line in the Rear which it measures 35 feet.

Being the same property conveyed to Mark Rothschild and Soraya Kashani, husband and wife by Warranty deed from Justin D. Wear and Edith W. Wear, husband and wife of record in Instrument No. 20130607-0057925 Register's Office for Davidson County, Tennessee, dated June 04, 2013 and recorded on June 07, 2013.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 2331, Page (s) 151 and 152, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4517, Page 329, in the 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: **844 Clematis Drive, Nashville, Tennessee 37205**.

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.

Witness my/our hand(s) this the 15th DAY OF DECEMBER, 2015.

Mark Rothschild

Soraya Kashani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

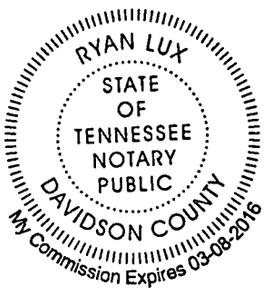


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



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