WARRANTY DEED

Mail to:
BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

Subscribed and sworn to before me, this 20th day of January, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard P. Rosenbaum Jr.	FAMC	147-05-0
(NAME)	(NAME)	(MAP)
4903 Timberdale Drive	6100 Tower Cr. Ste 600	216.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211-5119	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Adam E. Perutelli and Vanessa J. Perutelli, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Richard P. Rosenbaum Jr. and Joann B. Rosenbaum, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Section Two, Caldwell Country Estates of record in Plat Book 2663, Page 128, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam E. Perutelli and Vanessa J. Perutelli, husband and wife by Warranty deed from Lisa Rowland Devine, unmarried of record in Instrument No. 20090805-0073477 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4903 Timberdale Drive, Nashville, Tennessee 37211-5119

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:T20160006295 DEEDWARR
Recvd: 01/25/16 12:51 2 pgs
Fees:13.00 Taxes:1239.50
20160125-0006886

Witness my/our hand(s) this 20th day of January, 2016.

Adam E. Perutelli

Vanessa J. Perutelli

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Adam E. Perutelli and Vanessa J. Perutelli with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 20th day of January, 2016.

Notary Public

My Commission Expires: 5/9/2019

John M. Wells State of Tennessee Notary Public Davidson County

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