NEW OWNER:

Lee Lodge
Josie Cliff
1706 18th Avenue South
Suite 212
Nashville, TN 37212

SEND TAX BILLS TO:

New Owner
1801 San Ysidro Drive
Beverly Hills, CA 90210

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0457

Map 104, Group 08-0-M, Parcel 312.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20160048320 DEEDWARR
Recvd: 06/08/16 09:54 3 pgs
Fees: 18.00 Taxes: 1313.50
20160608-0057749

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty-Five Thousand and 00/100 Dollars** ($**355,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **J. J. ROSEN, married,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **LEE LODGE AND** JOANNE **CLIFF, husband and wife,** ("Grantees"), their 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:

A certain condominiums located in Davidson County, Tennessee, being Unit No. 312, and one parking space, of The Glen Condominiums, a Planned Unit Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Glen Condominiums of record in Instrument No. 20070904-0105726, and Amended in Instrument Nos. 20080805-0080551, 20081029-0108159, 20081112-0111695, and 200811240115172, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A to said Master Deed; together with a percentage

interest in the common elements and voting percentage as set forth in Exhibit A to said Master Deed.

BEING the same property conveyed to J. J. Rosen, by Warranty Deed from The Nashville Glen, LLC, a Tennessee limited liability company, dated January 30, 2009, and of record in Instrument No. 20090202-0008782, Register's Office for Davidson County, Tennessee. Said property is not the principal residence of any spouse of grantor.

This is IMPROVED property known as 1706 18th Avenue South, Nashville, Tennessee 37212.

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 2nd day of **June, 2016**.

J. J. ROSEN

BY: _____ attorney-in-fact
EMILY ROSEN, attorney in fact, pursuant to Power of Attorney, recorded concurrently herewith.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, EMILY ROSEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, J.J. Rosen, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of **June, 2016**.

NOTARY PUBLIC

My commission expires: ERIKA PILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

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The actual consideration or value, whichever is greater, for this transfer is $ **355,000.00** .

Brian Mitchell

AFFIANT

Sworn to and subscribed to before me this 2nd day of **June, 2016**.

Dana Delworth

My commission expires: 10/18/16

DANA DELWORTH
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY