THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33370-11-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $922,500.00. Affiant Subscribed and sworn to before me this 16th day of December, 2016. Notary Public My Commission Expires: 8.21.17

MITCHELL A. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

WARRANTY DEED

Address New Owner: James E. Rossi 3429 Benham Avenue Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117 07 0 089 00

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, **Jennifer R. Weber and Joshua J. Weber, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Earl Rossi, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3429 Benham Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20160112388 DEEDWARR
Recvd: 12/21/16 11:34 3 pgs
Fees:18.00 Taxes:3413.25
20161221-0134108

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of December, 2016.

Jennifer R. Weber

Joshua J. Weber

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jennifer R. Weber and Joshua J. Weber**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2016.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plan of Resubdivision of Lots 194 and 222 on the North Part of Noel's Subdivision of Watkins Grove, of record in Plat Book 7900, page 940, corrected in Book 10033, page 776, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jennifer R. Weber and Joshua J. Weber, wife and husband, by deed dated June 5, 2015 from Jonathan Fortner and wife, Kimberly Fortner of record in Instrument No. 20150605-0053186, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 117 07 0 089 00.
2. Restrictive covenants contained in an instrument of record in Book 9653, page 173, re-recorded in Book 9655, page 363, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 7900, page 940, corrected in Book 10033, page 776, Register's Office for Davidson County, Tennessee.