Prepared By:
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Davidson County DEEDWARRSP
Recvd: 04/11/17 08:17 7 pgs
Fees:37.00 Taxes:0.00
20170411-0035117

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Stephen K. Rose and<br>Jessica N. Rose, Trustees<br>706 McFerrin Avenue<br>Nashville, TN 37206 | No change from existing | Map /Parcel<br>08208027800 |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen Rose and wife Jessica Rose, owning the below mentioned real property as tenants by the entirety, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to Stephen K. Rose and Jessica N. Rose, Trustees of the Rose Trust dated March 21, 2017, said Trustees hereinafter collectively called the GRANTEES.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever.

GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for general or special taxes and assessments required to be paid in the year 2017 and subsequent years, and subject to all other matters of record.

GRANTORS further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTORS, but not otherwise.

GRANTORS and GRANTEES acknowledge and agree that Tenn. Code Ann. § 35-15-510 shall apply to the real property conveyed by this Special Warranty Deed and all proceeds related to such real property.

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.

**(Signatures on Following Page)**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness the execution of this Deed by the undersigned as of this the 27 day of March, 2017.

**GRANTORS:**

Stephen Rose

Jessica Rose

**GRANTEES:**

Stephen K. Rose, Trustee of the
Rose Trust dated March 27, 2017

Jessica N. Rose, Trustee of the
Rose Trust dated March 27, 2017

**STATE OF** Tennessee )
**COUNTY OF** Davidson )




Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Stephen Rose and Jessica Rose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office in Nashville Davidson, Tennessee, this the 27th day of March, 2017.

Notary Public

My Commission Expires: March 3, 2020

**STATE OF** Tennessee As Davidson )
**COUNTY OF** Tennessee Davidson As )




Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Stephen K. Rose and Jessica N. Rose, Trustees of the Rose Trust dated 27th day of March 2017, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained by signing their names as Trustees on behalf of the Trust.

**WITNESS** my hand and seal, at office in Nashville Davidson, Tennessee, this the 27th day of March, 2017.

Notary Public

My Commission Expires: March 3, 2020

**STATE OF** Tennessee )
**COUNTY OF** Davidson )

The actual consideration or value whichever is greater, for this transfer is $0.00. The trust named herein is a revocable trust. No transfer tax is payable pursuant to Tenn. Code Ann. Sec. 67-4-409(3)(F).

ANDREA JOHNSON NOTARY TENNESSEE PUBLIC DAVIDSON COUNTY

Affiant

Sworn to and subscribed before me this 27th day of March, 2017.

Notary Public

My Commission Expires: March 3, 2020

**EXHIBIT A**

**LEGAL DESCRIPTION**

Land located in Davidson County, Tennessee being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot 4 of the plan of Hart's Addition, as shown on the plat of record in Plat Book 57, Page 129, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Rose and wife Jessica Rose by Deed dated November 18, 2013, and of record as Instrument No. 20131121-0119965, Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 706 McFerrin Avenue, Nashville, Davidson, County, Tennessee 37206.

Certificate of Authenticity

I, Daniel A. Sprout, 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.

Signature

State of Kansas

County of Johnson

Personally appeared before me, BreAnne Watts, a notary public for this county and state, Daniel A. Sprout who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/28/21.

Notary's Seal (If on paper)

NOTARY PUBLIC - State of Kansas
BREANNE WATTS
My Appt. Expires 2/28/21