B4 43

WARRANTY DEED

BOOK 11277 PAGE 806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Brady Matthew Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 1998.

Notary Public

MY COMMISSION EXPIRES: 1-22-2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT, PLLC, 2908 Poston Avenue, Nashville, TN 37203.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brady Matthew Gardner	National Bank of Commerce	103-6-16
(NAME)	(NAME)	
5612 Kendall Drive	4301 Hillsboro Road	8DA-56618
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Hal M. Roseman, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brady Matthew Gardner and wife, Catharine Reed Gardner, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 4 on the Plan of Brookside Courts Addition, No. 2, of record in Book 1835, Page 47, Register's Office for said County.

SAID Lot No. 4 fronts 75 feet on the northerly margin of Kendall Drive and extends back between parallel lines 175 feet to a dead line in the rear. Together with, as an appurtenance thereto, the easements for driveway purposes granted in instruments of record in Book 5241, Page 922 and Book 5241, Page 924, said Register's Office.

BEING the same property conveyed to Hal M. Roseman, an unmarried person by deed from James Alan Whitlock and wife, Deborah W. Whitlock of record in Book 9270, Page 234, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 5612 Kendall Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hand(s) this 31st day of December, 1998.

Hal M. Roseman

0531705
IDENTIF. & REFERENCE

98 DEC 31 PM 3:37
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

7406 12/31 0101 03CHECK 593.75

STATE OF TENNESSEE

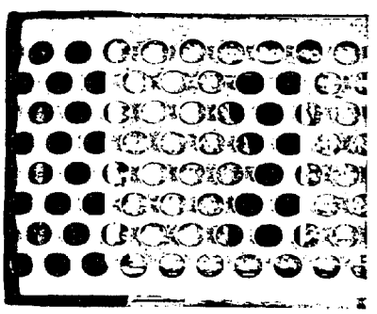
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hal M. Roseman, an unmarried person, the bargainors, 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 and official seal at Nashville, Tennessee this 31st day of December, 1998.

Commission expires: 4-27-2001

Notary Public



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11277 PAGE 808

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

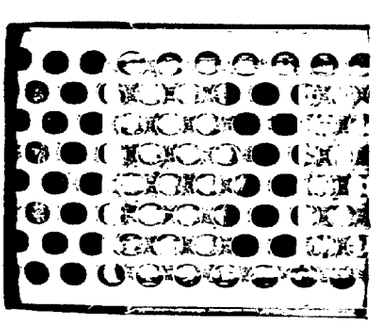
DAMT
157500.00
CON TX 592.75
PRFEE 1.00
NGEED 0.00
CFEE 2.00
TOTAL 593.75
CHECK 593.75

12/31/98 01 15:24 0001 7406

98 DEC 31 PM 3:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0531705
IDENTIF. # REFERENCE



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404712