Davidson County DEEDWARR
Recvd: 06/06/01 10:41 2pgs
Fees:11.00 Taxes:540.20

20010606-0059205

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Edward R Frebowitz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2001.

Notary Public: LEHMAN

MY COMMISSION EXPIRES: 12/5/01

(AFFIX SEAL) NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward R. Frebowitz	First Tennessee	83-14-319
(NAME)	(NAME)	
1707 Shelby Avenue	4000 Horizon Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Irving, TX 75063	
(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,

FREDRIC JACKSON ROWAN AND WIFE, MARCY M. ROWAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EDWARD R. FREBOWITZ,

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:

Being Lot No. 44 and the westerly ½ of Lot No. 43 on the map of Edgefield Land Company's first Subdivision as of record in Book 57, Page 130, Register's Office, Davidson County, Tennessee.

Said lot and part of lot adjoin and front together 75 feet on the northerly side of Shelby Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Fredric Jackson Rowan and wife, Marcy M. Rowan by deed from Lawrence R. Brace and wife, Madelyn Brace of record in Book 11326, Page 238, Register's Office for Davidson County, TN. Fredric Jackson Rowan and Fredric J. Rowan being one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1707 Shelby Avenue, Nashville, TN 37206

(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 May, 2001.

Fredric J. Rowan by his atty in fact Karen Hoff

Marcy M. Rowan by her atty in fact Karen Hoff

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fredric Jackson Rowan and wife, Marcy M. Rowan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 31st day of May, 2001

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Karen Hoff, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Fredric J. Rowan and wife, Marcy M. Rowan, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Fredric J. Rowan and wife, Marcy M. Rowan. WITNESS my hand and Notarial Seal this 31st day of May, 2001.

My Commission Expires 12/23/05

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public