# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Christina G Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/13/03 11:00 2pgs
Fees:13.00 Taxes:384.80
20030513-0064083

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case/Watson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0198

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christina G. Booth | Pulte Mortgage Corporation | 094-01-0-392.00 |
| (NAME) | (NAME) | |
| 1500 Long Avenue | 7475 South Joliet Street | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Englewood, CO 80012 | |
| (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, Jerry Rooney n/k/a Jerry Kellrooney and wife, Michele Keller n/k/a Michele Kellrooney, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christina G. Booth, a single woman, 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. 201 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, [erroneously referred to as "Plat Book 57, Page 21" in prior conveyance] Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jerry Rooney and wife, Michelle Keller by Warranty Deed from Jimmie D. Bonham, Jr., unmarried, dated November 13, 1996, of record in Book 10274, Page 455, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1500 Long 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 our hands this 28th day of April, 2003.

Jerry Rooney n/k/a Jerry Kellrooney

Michele Keller aka Michele Kellrooney
Michele Keller n/k/a Michele Kellrooney

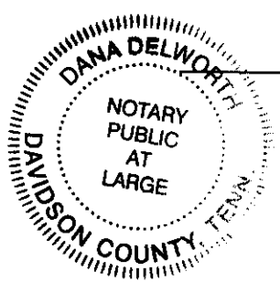
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Rooney n/k/a Jerry Kellrooney and wife, Michele Keller n/k/a Michele Kellrooney 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 Nashville, Tennessee this 28th day of April, 2003.

Commission expires: 11/27/04




Notary Public

**RETURN TO:**

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212