# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/03 12:13 2pgs
Fees:13.00 Taxes:321.53

20030602-0074565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE COMMISSION EXPIRES NOVEMBER 26, 2005

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tawana Nicole Irvin | Roberg Financial, L.P. | 080-12-0-027.00 |
| (NAME) | (NAME) | |
| 3201 Holland Lane | 801 94th Avenue North | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37218 | St. Petersburg, FL 33702 | |
| (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, Mary Moseley, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tawana Nicole Irvin, unmarried, 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. 341 on the Plan of Bordeaux Hills, Section II, as of record in Plat Book 3600, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof, described as follows:

Beginning at a point in the northerly margin of Snell Boulevard at the corner of Lots 340 & 341; thence with the line between said lots, northwardly 91.94 feet to a corner of Lot 342; thence with the line between lots 341 & 342, easterly 96.55 feet to the westerly margin of Holland Land; thence with the margin of the same, southerly 91.93 feet to the beginning of a curve; thence around said curve, southwardly 39.27 feet to a point in the northerly margin of Snell Boulevard; thence with the margin of the same, westerly 79.07 feet to the point of beginning.

Being the same property conveyed to Mary Moseley, by deed of record as Instrument No. 20021122-0145673, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3201 Holland Lane, Nashville, TN 37218

(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 hand this 29th day of May, 2003.

Mary Moseley

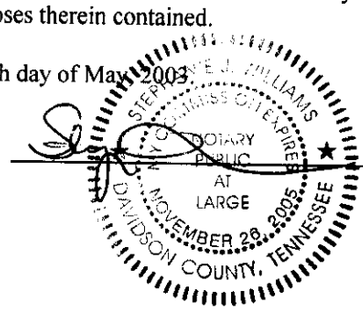
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned a Notary Public for said County and State the within named Mary Moseley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of May, 2003.

Commission expires:




Notary Public