# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$162,500.00**

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2003.

Shannon Philbin
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Phillip N. Rosenberg** | **Regions Mortgage, Inc.** | **105-13-144** |
| (NAME) | (NAME) | |
| **1106 South Douglas Avenue** | **605 South Perry Street** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37204** | **Montgomery, AL 36104** | |
| (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, **ALEXA BOSSE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP N. ROSENBERG, 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. 24 ON THE PLAN OF MCALISTER PROPERTY, OF RECORD IN PLAT BOOK 421, PAGE 10, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Alexa Bosse, unmarried by deed from Ernie Gendron and wife, Jennifer Gendron of record in Instrument No. 20000128000913 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record and Property Taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **1106 South Douglas Avenue, Nashville, TN 37204**

(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 15th day of August, 2003.

Alexa Bosse by Arita Trahan, atty in fact
Alexa Bosse
By: Arita Trahan, her Attorney in Fact

Davidson County DEEDWARR
Recvd: 09/04/03 17:16 2pgs
Fees:13.00 Taxes:601.25

20030904-0129040

STÀTE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Arita Trahan with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Alexa Bosse and being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of August, 2003.

Commission expires




My Commission Expires July 21, 2007

Notary Public