WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$420,000.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JULY

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
Patrick E. Rowan	**Patrick F. Rowan**	**117-5-103**
(NAME)	(NAME)	
3439 Hampton Avenue		
(ADDRESS)	4905 Maymanor (ADDRESS) Circle	
Nashville, Tennessee 37215	Nashville TN 37205	
(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, **Mrytle Ann Archer, a single person, as the sole residuary devisee under the Last Will and Testament of her father William F. Meiers which died August 28, 1994, said Will having been recorded in Will Book 193, page 384, Probate Court Clerk's Office for Davidson County, Tennessee.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick F. Rowan,** *married* 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:

A tract of land in the Twenty-Fifth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, lying on the South side of Hampton Avenue and being more particularly described according to a survey prepared by H & H Land Surveying, Inc., dated August 12, 2003, Job No. 2003-538 and proceeding as follows:

BEGINNING at an iron rod (new) on the south right-of-way line of Hampton Avenue, a 50 foot right-of-way, at the northeast property corner of Elizabeth Turner McKelvey as of record in Deed Book 5623, page 880, Register's Office for Davidson County, Tennessee; said iron rod being situated 967 feet, more or less, from the easterly right-of-way line of Bowling Avenue as measured along the South right-of-way line of Hampton Avenue; thence, with the south right-of-way line of said Hampton Avenue, south 83 degrees 10 minutes 55 seconds East, 100 feet to an iron rod (new)at the northwest property corner of Dudley M. West etux as of record in Deed Book 8055, page 403, Register's Office for Davidson County, Tennessee; thence, leaving the south right-of-way line of Hampton Avenue and with the west property line of said west, south 03 degrees 24 minutes 08 seconds east, 300 feet to an iron rod (old) at the northeast property corner of Elisabeth McKee Fitzgerald as of record in Deed Book 8273, page 6, Register's Office for Davidson County, Tennessee; thence, with the north property line of said Fitzgerald, in part, north 84 degrees 29 minutes 40 seconds west 118.23 feet to an iron rod (old) at the southeast property corner of the aforementioned Elizabeth Turner McKelvey property; thence, with the east property line of said McKelvey, north 00 degrees 06 minutes 44 seconds east, 300 feet to the point of beginning and containing 32,234 square feet or 0.740 acres, more or less, as calculated by the above courses and distances.

BEING the same property conveyed to Elinor Berger Meiers and husband, William F. Meiers by deed from Irene Dillon Farris and husband, L.H. Farris of record in Book 1031, page 348, said Register's Office, the said Elinor Berger Meiers having predeceased her husband William F. Meiers who died on August 28, 1994, leaving a Last Will and Testament of record in Will Book 193, page 384, Probate Court Clerk's Office for Davidson County, Tennessee. Said Will having named Mrytle Ann Meiers, being one and the same person as Mrytle Ann Archer, the grantors herein, as the sole residuary devisee thereunder with respect to all personal and real property owned by the said William F. Meiers at the time of his death.

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

Davidson County DEEDWARR
Recvd: 09/09/03 11:36 2pgs
Fees:13.00 Taxes:1554.00
20030909-0131394

unimproved ☐

This is improved ☒ property, known as **3439 Hampton Avenue, Nashville, TN 37215**

(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 29 th day of August, 2003.

Myrtle Ann Archer

Myrtle Ann Archer

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 Myrtle Ann Archer, a single 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 29 th day of August, 2003.

Commission expires:

Shannon Philbin

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007