WARRANTY DEED

Return To:
First Title & Escrow
File Box 9B
#23142

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$444,000.00**

Dana L Gibson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2004.

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
Robert Lynn Echols, Jr.	New Owner	130-15-26
(NAME)	(NAME)	
1010 Foxwood Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **MANSON M. ROWAN, JR. AND WIFE, PAMELA WALLACE ROWAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT LYNN ECHOLS, JR, MARRIED**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being part of Lot marked "Reserved" on the Plan of Chickering Hills, Section 1, as of record in Book 2331, page 8, being Lot No. 39 on the Plan of Chickering Hills, Section 2, as of record in Book 2331, page 137, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Foxwood Road at the northwest corner of Lot No. 40 on the first mentioned plan; thence with the northerly line of said Lot No. 40, eastwardly 366.3 feet to the northeast cornet of said Lot No. 40 in the west line of the Tyne property; thence, with the westerly line of said Tyne property, north 51 degrees 39' east 303.65 feet to the southerly line of the plan of Harpeth Valley Estates, as of record in Book 1835, page 86, said Register's Office; thence with said line, westwardly 459.80 feet to the easterly margin of Foxwood Road; thence, with said Road, southwardly 244.02 feet, more or less to the beginning.

Being the same property conveyed to Manson M. Rowan, Jr. and wife, Pamela Wallace Rowan by deed from Guy Wallace, Jr. of record in Book 8713, page 495 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
The Plan of Record in Book 2331, page 8 and Book 2331, page 137
Easement of record in Book 5192, page 371.
Property Taxes for the current year

unimproved ☐

This is improved ☒ property, known as **1010 Foxwood Road, 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 our hands this 15th day of July, 2004.

Manson M. Rowan Jr.
Manson M. Rowan Jr.

Pamela W. Rowan
Pamela W. Rowan

Davidson County DEEDWARR
Recvd: 07/20/04 14:39 2pgs
Fees:13.00 Taxes:1642.80

20040720-0086630

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 Manson M. Rowan Jr. and wife, Pamela W. Rowan, 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 15th day of July, 2004.

Commission expires: July 21, 2007

Shannon Philbin Notary Public



My Commission Expires JULY 21, 2007