Davidson County DEEDWARR
Recvd: 07/28/04 10:16 2pgs
Fees:13.00 Taxes:814.00

20040728-0090119

WARRANTY DEED

FILE BOX 19B
04-07-019-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd day of July, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SARAH C. ROSENBERG AND SCOTT ROSENBERG	COUNTRYWIDE HOME LOANS, INC.	115-06
(NAME) 6745 Currywood Drive	(NAME) 4500 Park Granada	021.00CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **EDWARD S. ZUPA, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SARAH C. ROSENBERG AND HUSBAND, SCOTT ROSENBERG**, hereinafter called the Grantee(s), 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. 35, on the Map of West Meade Hills, Section Two, of record in Book 2900, Page 98, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEGINNING at a point on the East Margin of Windrowe Drive, the common front of Lots Nos. 34 and 35, as shown on said plan; thence northwardly along the East margin of said Drive, 160 feet to a concrete monument; thence continuing northwardly 11.54 feet to a monument which is the beginning of a curve; thence around said curve 40.71 feet to a point in the South margin of Currywood Drive; thence eastwardly along the South margin of said Drive 114.18 feet to a point; thence continuing eastwardly and along the South margin of said Drive 95 feet to a point, the common corner of Lots 35 and 36, on the said plan; thence southwardly 178.25 feet to a point; thence westwardly 186.7 feet to the point of BEGINNING.

BEING the same property conveyed to EDWARD S. ZUPA AND WIFE, REBECCA RAY ZUPA, by Deed from JOHN B. DOWNEY AND WIFE, MARIAM E. DOWNEY, dated November 15, 1960, of record in Book 3160, Page 193, Register's Office for Davidson County, Tennessee. The said Rebecca Ray Zupa having since died and title having vested in Edward S. Zupa, as surviving tenant by the entirety.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **EDWARD S. ZUPA** pursuant to a Power of Attorney executed by same on the 6th day of October, 2000, and being filed for record in Instrument No. _____, and being recorded simultaneously herewith.

*20040728 0090118

BEING unimproved ☐
Improved ☒ property known as: 6745 Currywood Drive, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this {{SIGNDATE}SR}}

Edward S. Zupa
EDWARD S. ZUPA

By: Teresa A. Pirtle
Teresa A. Pirtle, Attorney-in-Fact

Edward S. Zupa
By: Bruce E. Zupa
Bruce E. Zupa, Attorney-in-Fact

STATE OF Tennessee)
COUNTY OF Davidson)

On this 23rd day of July, 2004, before me personally appeared **TERESA A. PIRTLE AND BRUCE E. ZUPA**, to me known to be the person(s) who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **EDWARD S. ZUPA**, and acknowledged that they executed the same as the free act and deed of the said EDWARD S. ZUPA.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of July, 2004.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public