Realty 07
482

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 3-22-05

(AFFIX SEAL)

SUSAN FINCH NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Rowzee, II	CTX Mortgage	75-12B-015.00
(NAME)	(NAME)	
916 Waynewood Lane	PO BOX 650269	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75265-0269	
(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, John M. Edwards, III and Shelley L. Edwards, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William D. Rowzee, II and Kristi M. Rowzee, 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. 71 on the Plan of Brookside, Phase I and a portion of Phase II, Section I of record in Plat Book 9700, Page 397, as amended in Book 11515, Page 696, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John M. Edwards, III and Shelley L. Edwards, husband and wife, by Warranty Deed dated July 30, 1999, from Fox Ridge Homes, Inc. of record in Book 11613, Page 924, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of John M. Edwards, III and Shelley L. Edwards, by Terry DeSelms as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20041102-0132000, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 916 Waynewood Lane, Hermitage, TN 37076

(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.

Davidson County DEEDWARR
Recvd: 11/02/04 15:21 2pgs
Fees:13.00 Taxes:573.50
20041102-0132001

Witness our hands this 21st day of October, 2004.

John M. Edwards, III by Terry DeSelms as Attorney-in-Fact

Shelley L. Edwards by Terry DeSelms as Attorney-in-Fact

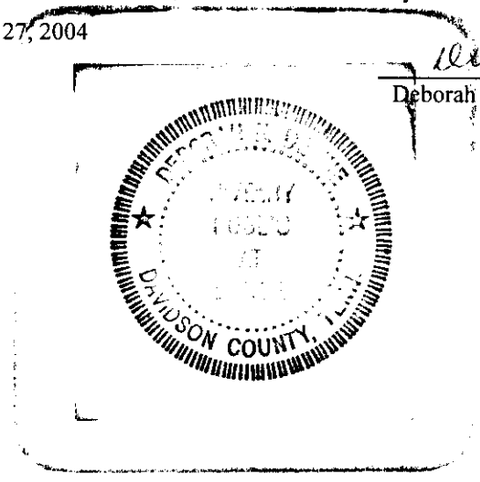
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of October, 2004, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of John M. Edwards, III and Shelley L. Edwards, and acknowledged that he executed the same as the free act and deed of the said John M. Edwards, III and Shelley L. Edwards, through Power of Attorney granted Terry DeSelms by the said John M. Edwards, III and Shelley L. Edwards.

Witness my hand and official seal at Nashville, Tennessee this 21st day of October, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public