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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/04 15:53 2pgs
Fees:13.00 Taxes:323.75
20041217-0150552

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: July 18, 2008.
(AFFIX SEAL)

JUSTIN TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 200 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFREY M. PATE	AMSOUTH BANK	91-7-311
(NAME)	(NAME)	
5303 MICHIGAN AVENUE	P.O. BOX 57046	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	IRVINE, CA 92619-7046	
(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, SHERRY LYNN LAZALERE-ROCHAT, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY M. PATE, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NO. 1206 AND 1208 OF BLOCK 179, PLAN NO. 1, WEST NASHVILLE, OF RECORD IN BOOK 57, PAGES 74 & 75 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS NO. 1206 & 1208, FRONT TOGETHER FIFTY (50) FEET ON THE SOUTHERLY SIDE OF MICHIGAN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SHERRY LYNN LAZALERE-ROCHAT, a single person BY DEED FROM TONI J. ROTHFUSS DATED 12/05/02 OF RECORD IN INSTRUMENT NO. 20021205-0149851 REGISTERS' OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as 5303 MICHIGAN AVENUE, NASHVILLE, TN 37209

(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 3rd day of December, 2004.

Sherry Lynn Lazalere-Rochat
SHERRY LYNN LAZALERE-ROCHAT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared SHERRY LYNN LAZALERE-ROCHAT, a single person, with whom I am personally acquainted, and who, upon oath, acknowledged HERself to be the person who executed the foregoing instrument for the purpose therein contained, and that She executed the same as HER free act and deed

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2004.

Commission expires: July 18, 2008

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008