WARRANTY DEED

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: March 4, 2007

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/02/05 15:33 3 pgs
Fees:18.00 Taxes:662.30
20050302-0023158

KANDACE N. TOMLIN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lenders Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Rome and Edith Renee Rome	Greg Rome	104-06-0-117.00
(NAME)	(NAME)	
3419 Love Circle	3419 Love Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(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, Catherine V. Quinn and Carroll V. Wallace, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Greg Rome and Edith Renee Rome 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. :

SEE ATTACHED EXHIBIT A

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) None found of record

unimproved ☒

This is improved ☐ property, known as 3419 Love Circle, Nashville, TN 37212

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 11th day of February, 2005.

Catherine V. Quinn

Carroll V. Wallace

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Catherine V. Quinn and Carroll V. Wallace, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 1 Mn day of February, 2005

Commission expires: March 4, 2007

Kandace Tomes Notary Public

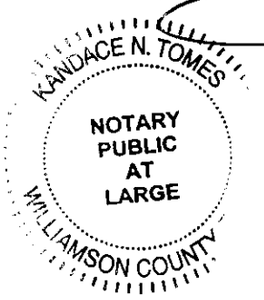


EXHIBIT A

Being the same property conveyed to Catherine V. Quinn and Carroll V. Wallace by Affidavit of Heirship from George Louis Van Enochs, III and was dated September 23, 1991 and filed for record in Book 8416, page 408, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 55 feet of Lot No. 95, Bransford Realty Company's West End Heights, as of record in Book 112, pages 124 and 125, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Love Circle and runs back between lines, 150 feet to a 20-foot alley, measuring 50 feet thereon.