(1) Return to First Title & Escrow Co Inc

WARRANTY DEED

File# 23974

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$2,175,000.00**

Rachel Neal
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/25/2006
(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
Dwight P. Wiles, Trustee	Suntrust Bank	117-5-103
(NAME)	(NAME)	
3439 Hampton Avenue	201 4th AvenueN/7th fl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/17/05 15:52 2 pg
Fees:13.00 Taxes:8047.50

20050317-0029712

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, **Patrick F. Rowan, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dwight P. Wiles, Trustee, Under Trust Agreement dated February 25, 2005**, 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:

A tract of land in the Twenty-Fifth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, lying on the South side of Hampton Avenue and being more particularly described according to a survey prepared by H & H Land Surveying, Inc., dated August 12, 2003, Job No. 2003-538 and proceeding as follows:

BEGINNING at an iron rod (new) on the south right-of-way line of Hampton Avenue, a 50 foot right-of-way, at the northeast property corner of Elizabeth Turner McKelvey as of record in Deed Book 5623, page 880, Register's Office for Davidson County, Tennessee; said iron rod being situated 967 feet, more or less, from the easterly right-of-way line of Bowling Avenue as measured along the South right-of-way line of Hampton Avenue; thence, with the south right-of-way line of said Hampton Avenue, south 83 degrees 10 minutes 55 seconds East, 100 feet to an iron rod (new)at the northwest property corner of Dudley M. West etux as of record in Deed Book 8055, page 403, Register's Office for Davidson County, Tennessee; thence, leaving the south right-of-way line of Hampton Avenue and with the west property line of said west, south 03 degrees 24 minutes 08 seconds east, 300 feet to an iron rod (old) at the northeast property corner of Elisabeth McKee Fitzgerald as of record in Deed Book 8273, page 6, Register's Office for Davidson County, Tennessee; thence, with the north property line of said Fitzgerald, in part, north 84 degrees 29 minutes 40 seconds west 118.23 feet to an iron rod (old) at the southeast property corner of the aforementioned Elizabeth Turner McKelvey property; thence, with the east property line of said McKelvey, north 00 degrees 06 minutes 44 seconds east, 300 feet to the point of beginning and containing 32,234 square feet or 0.740 acres, more or less, as calculated by the above courses and distances.

BEING the same property conveyed to Patrick F. Rowan, married by deed from Myrtle Ann Archer, a single person of record in Instrument No. 20030909-0131394, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **3439 Hampton Avenue, 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 my hand this 11th day of March, 2005.

Patrick E. Rowan

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 Patrick F. Rowan, married, 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 11th day of March, 2005.

Commission expires:

Denise White Notary Public



NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE