WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/05 11:58 2 pgs
Fees:13.00 Taxes:347.80
20050411-0039603

STATE OF TENNESSEE
COUNTY OF COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Curvina Bosemon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2005.

Tiffany R. Addison
Notary Public

MY COMMISSION EXPIRES: .

AFFIX SEAL

TIFFANY R. ADDISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David H. Rose	David H. Rose	073-05-0-071
(NAME) 2214 Milton Dr.	(NAME) 2806 General Maney Ct.	
(ADDRESS) Nashville, TN 37216	(ADDRESS) LaVergne, TN 27086	
(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, Paula Maria Darr, and husband, Rick W. Darr, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David H. Rose, 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

unimproved ☐

This is improved ☒ property, known as 2214 Milton Dr., Nashville, TN 37216
(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 our hands this 8th day of April, 2005.

Paula Maria Darr

Rick W. Darr

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Paula Maria Darr and Rick W. Darr, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of April, 2005.

Witness my hand and official seal at Nashville, Tennessee this 8th day of April, 2005.

Curvina Bosemon
Notary Public

Commission expires:

CURVINA BOSEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 52 on the plan of Highland View Subdivision, as shown on plat of record in Plat Book 1424, Page 39, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Paula Maria Darr and husband, Rick W. Darr, by deed from The First National Bank of Chicago as Trustee for Bank Boston Home Equity Trust 1998-1, executed on March 15, 2002, and filed for record on April 8, 2002, in Instrument No. 20020408-0042461, Register's Office for Davidson County, Tennessee.