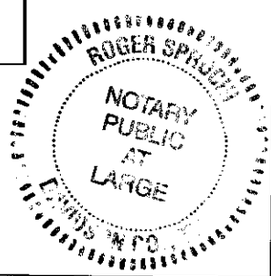
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/27/05 13:39 2 pgs
Fees:13.00 Taxes:333.00
20050627-0073574



STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$90,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH DAY OF JUNE, 2005.**

Notary Public

MY COMMISSION EXPIRES: **November 24, 2007.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Zimmer	**American Home Mortgage**	**149-04-0-019.00**
(NAME)	(NAME)	
266 Bell Road	**7142 Columbia Gateway Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Columbia, MD 21046**	
(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, **Verda Rossnagel and Bryan Rossnagel**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mike Zimmer and Johann Zimmer**, 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. **201** on the Plan of **Edge-O-Lake Estates**, Section 2 of record in Plat Book **3600**, Page **72**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Verda Rossnagel and Bryan Rossnagel** by deed of record in Instrument 20000317-0027650, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **266 Bell Road, Nashville, TN 37217**
(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/our hand(s)** this **20th day of June, 2005**.

Verda Rossnagel
Verda Rossnagel

Bryan Rossnagel by Verda Rossnagel as his attorney in fact.
Bryan Rossnagel

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 Verda Jean Rossnagel the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 20th day of June, 2005.

Commission expires: 11/24/07

Notary Public

ROGER SPROUSE NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

State of Tennessee

County of Davidson

On this 20th day of June, 2005 before me personally appeared Verda Jean Rossnagel, the person who executed the foregoing instrument on behalf of Bryan Rossnagel, and acknowledged that she executed the same as the free act and deed of the said Grantor, through Power of Attorney granted her, by the said Bryan Rossnagel.

Notary Public

Commission Expires: 11/24/07

ROGER SPROUSE NOTARY PUBLIC AT LARGE DAVIDSON CO. TN