Davidson County DEEDWARR
Recvd: 07/01/05 11:41 3 pgs
Fees:18.00 Taxes:601.25
20050701-0076047

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$162,500.00**

William David Rose
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 27 DAY OF **JUNE, 2005.**

NOTARY PUBLIC

MY COMMISION EXPIRES 01-25-06
(AFFIX SEAL)

TERINA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO. TENN.

MY COMMISSION EXPIRES: JAN. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
William David Rose and Jeanne M. Rose	**same**	**7-15-8**
653 Gaylemore Drive		
Goodlettsville, TN 37072		

FOR AND IN 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,

Larry Michael Hurley and wife, Kimberly M. Hurley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

William David Rose and wife, Jeanne M. Rose

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All All matters on the Plan of Record in Plat Book 4675, page 40, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Miscellaneous easements and intrusions, Sanitary Easement to Metro. Government of record in Instrument # 20021028-0131647, said Register's Office.

All Restrictions of record in Book 4755, page 905, said Register's Office.

(✓) Improved
This ( ) Unimproved property is known as: **653 Gaylemore Drive**
Goodlettsville, TN 37072

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 not 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 ever 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 27th day of **JUNE, 2005.**

Larry Michael Hurley **Kimberly M. Hurley**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Larry Michael Hurley and Kimberly M. Hurley**, 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 and official seal at Madison, TN

This 27 day of **JUNE, 2005.**

Kim Brown
Notary Public

My Commission Expires: My Commission Expires JAN. 26, 2008

KIMBERLY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit "A"

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. 40 on the Plan of Grizzard Manor Section Three, of record in Plat Book 4675, page 40, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Larry Michael Hurley, and wife, Kimberly M. Hurley, by Warranty Deed from Estes F. Nichols and wife, Mary Lois Nichols, dated 12/28/94 and filed for record 12/30/94 in Book 9559, page 476, Register's Office for Davidson County, Tennessee.