Box 186

1744

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/05 11:41 2 pgs
Fees:13.00 Taxes:540.94

20050707-0078277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason P. Davis and Jennifer L. Davis	Mortgage Resources Inc	Map 133-11
(NAME) 3701 Valley Ridge Drive	(NAME) 400 BNA Drive #400	Parcel 185.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville TN 37217	
(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, **RODERICK C. O'STEEN AND WIFE, ELIZABETH G. O'STEEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON P. DAVIS AND WIFE, JENNIFER L. DAVIS,** 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. 198 on the Plan of Valley View Meadows, Section 3, as of record in Book 3700, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roderick C. O'Steen and wife, Elizabeth G. O'Steen by deed from James Davis and wife, Kellie Davis, dated February 26, 1993, of record in Book 8883, page 664, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the Plan of record in Book 3700, page 93, said Register's Office; (c) Restrictive Covenants of record in Book 4065, page 227, and Book 4082, page 106, said Register's Office; and (c) Aviation Easement and Contract of record in Book 8883, page 662, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3701 Valley Ridge Drive, Nashville, TN 37211

(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 30th day of June, 2005.

Roderick C. O'Steen

Elizabeth G. O'Steen

STATE OF FLORIDA

COUNTY OF Seminole

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roderick C. O'Steen and wife, Elizabeth G. O'Steen , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2005.

Commission expires:

Susan M Elliott

Notary Public

SUSAN M. ELLIOTT
MY COMMISSION # DD 239699
EXPIRES: August 7, 2007
Bonded Thru Notary Public Underwriters