Box 13 # 9995

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,440.00

Heidi Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angel L. Roman	Countrywide Home Loans	119-4-79
(NAME)	(NAME)	
294 Browning Road	3011 Armory Dr. Suite 120	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/11/05 15:01 2 pgs
Fees:13.00 Taxes:541.83

20050711-0080012

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, Nancy E. Pierce, unmarried. and Amy E. White and husband Kevin White, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angel L. Roman, unmarried, 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. 93 on the Plan of Glencliff Estates, Section 5 of record in Plat Book 2133, Page 21, Register's Office for Davidson County. Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nancy E. Pierce, unmarried and Amy E. White, married, by deed of record in Instrument No. 20030325-0039432, Register's Office for Davidson County, Tennessee.

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

Kevin White joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Kevin White by Nancy Pierce as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee. Nancy Pierce being one and the same as Nancy E. Pierce.

unimproved ☐

This is improved ☒ property, known as 294 Browning Road, 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

JUN. 28. 2005 2:41PM ADVANTAGE TITLE 615-777-2015 NO. 1332 P. 2

Witness our hands this 28th day of June, 2005.

Kevin White by Nancy E. Pierce his attorney in fact
Kevin White by Nancy E. Pierce, his attorney in fact

Nancy E. Pierce
Nancy E. Pierce

Amy E. White
Amy E. White

STATE OF TENNESSEE

COUNTY OF DAVIDSON

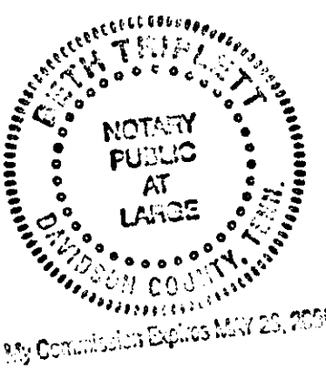
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy E. Pierce and Amy E. White with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

On this the 28th day of June, 2005, before me personally appeared Nancy Pierce, the person who executed the foregoing instrument on behalf of Kevin White and who acknowledged that she executed the same as the free act and deed of the said Kevin White, through Power of Attorney granted her by the said Kevin White.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2005.

Commission expires:

Notary Public



JUN. 28. 2005 2:42PM ADVANTAGE TITLE 615-777-2015 NO. 1332 P. 3