Davidson County DEEDWARR
Recvd: 07/28/05 12:00 2 pgs
Fees:13.00 Taxes:277.50

20050728-0088372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of July, 2005.

Notary Public

My Commission Expires: 11/7/08

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brad Allman
201 Glenrose Court
Nashville, TN 37210

SEND TAX BILLS TO:
NEW OWNER
203 Glen View Cv
Franklin, TN 37064

MAP-PARCEL NUMBERS:

119-7-132

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William B. Charvat and Wife, Deborah G. Charvat** hereinafter referred to as Grantors, hereby transfers and conveys to **Brad Allman, a single man,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 25 on the Plan of Rosewood Estates, section One, of record in Plat Book 4955, Page 29, 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 William B. Charvat and Wife, Deborah G. Charvat by Warranty Deed from Somchan Chanthavongsa and wife, Thiphone Chanthavongsa as of record in Book 10742, Page 346, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4955, Page 29, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5110, Page 595, Book 5176, Page 649, and in Book 5264, Page 398, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 201 Glenrose Court, Nashville, TN 37210.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 26th day of July, 2005.

William B. Charvat

Deborah G. Charvat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William B. Charvat and Deborah G. Charvat, 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 this 26th day of July, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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