Return to: First Titile and Escrow Company, Inc.
File Number 24470 Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/05 13:31 2 pgs
Fees:13.00 Taxes:1080.40

20050728-0088403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen J. Speed	Karen J. Speed	Map 104-13-B
(NAME)	(NAME)	
401 Bowling Avenue Unit 95	401 Bowling Avenue Unit 95	Parcel 87
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, I, **ELLEN SYLVIE COUSAR, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN J. SPEED***, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*Unmarried

Land in Davidson County, Tennessee, being Building Site No. 87 on the Plan of Richmeade Place, Section Six, of record in Plat Book 5210, page 357, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ellen Sylvie Cousar, married, by deed from William Underhill and wife, Sandra Underhill, of record in Book 11271, page 325, said Register's Office. Ellen Sylvie Cousar is now unmarried.

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 5210, page 357, said Register's Office; and (c) restrictive covenants of record in Book 4941, page 637, Book 5036, page 338, Book 5213 page 945, Book 5733, page 628, Book 5019, page 946, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385 and Book 5408, page 210, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 401 Bowling Avenue Unit 95, Nashville, TN 37205

(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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, her 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 22nd day of July, 2005.

Ellen Sylvie Cousar

Ellen Sylvie Cousar

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 Ellen Sylvie Cousar, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of July, 2005.

Commission expires:

Notary Public

