WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,300,000.00**

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick E. Rowan	**Patrick E. Rowan**	**117-6-34**
(NAME)	(NAME)	
4905 Maymann Circle	4905 Maymann Circle	
(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, WE, **Mary Margaret Farringer**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick E. Rowan** married, 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:

Tract No. 1:
LAND in Davidson County, Tennessee, being part of Lot No. 10 on the Map of Hampton's Hillsboro Heights, not of record, described as follows: Beginning at a point in the center line of Golf Club Road 3540.5 feet west of the center line of Hillsboro Road, being 143 feet west of the center line of 25thAVenue South and also being the northwest corner of the property conveyed to H. R. Sanders and wife, by deed of record in Book 12181, page 523, Register's Office for said County; thence with Sander's west line southwardly 371 feet 4 inches to a point in Sanders' southwest corner; thence westwardly and parallel with Golf Club Road 201.5 feet, more or less, to the easterly line of a 50 foot strip owned by Hampton Estate; thence northwestwardly 382 feet, more or less, to the centerline of Golf Club Road; thence with the center line of same, eastwardly 286 feet to the point of beginning. Being the same property conveyed to Claude W. Callicott and wife, Catherine Dorris Callicott, by deed from Julius O. Bush and wife, of record in Book 1788, page 243, said Register's Office.

Tract No. 2:
LAND in Davidson County, Tennessee, being part of Lot No. 10 on the plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May , 1910 as follows; Beginning in the center line of Golf Club Road, at the northwest corner of the property conveyed to Julius O. Bush and wife, Mai Erskine Cherry Bush, by deed from Jane M. Fort, et al, of record in Book 1634, page 149, Register's Office for said County; thence with Bush's west line, southerly 382 feet, more or less, to Bush's southwest corner; thence westwardly 50 feet, more or less, to the westerly line of Lot No. 10; thence with said line, northwardly 382 feet, more or less, to the center line of Golf Club Road; thence with the center line of said Road, eastwardly 50 feet, more or less, to the point of beginning. Being the same property conveyed to Claude W. Callicott and wife, Catherine Dorris Callicott, by deeds from Loiette Hampton Hume, et al, of record in Book 1807, page 367, said Register's Office.

Being the same property conveyed to J. L. Farringter, Jr. and wife, Mary Margaret Farringer by deed from Claude W. Callicott and wife, Catherine Dorris Callicott of record in Book 2910, page 601. The said J. L. Farringer, Jr. is now deceased as stated by the Affidavit of Heirship of record in Instrument No. 20050630-0075700/

unimproved ☐

This is improved ☒ property, known as **2325 Golf Club Lane, Nashville, TN 37215**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 09/14/05 13:57 2 pgs
Fees:13.00 Taxes:4810.00

20050914-0110693

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 my hand this 31st day of August, 2005.

Mary M. Farringer

Mary Margaret Farringer

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 Mary Margaret Farringer, 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 31st day of August, 2005.

Commission expires: July 21, 2007

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public