WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Davidson County DEEDWARR
Recvd: 10/05/05 08:39 2 pgs
Fees:13.00 Taxes:2792.87

20051005-0119714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$754,831.02**

Dana R. Griscom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 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
James T. Griscom	**SAME**	**130-11-48**
(NAME) **900 Lynnwood Blvd.**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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, **Patrick E. Rowan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James T. Griscom and wife, Dana R. Griscom,** 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. 18 of Block "A" on the Plan of Tyne Meade, Section No. 2, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynwood Boulevard at the southwest corner of the property conveyed to Charles William Hortsman and wife, by deed from Omer H. Jordan and wife, of record in Book 1679, page 167, Register's Office for said County; thence with said Boulevard, southwardly 100 feet to the corner of Lots Nos. 18 and 19, being 600 feet, more or less, north of the northerly margin of Forsythe Place; thence with the line between said two lots, eastwardly 250 feet; thence northwardly 100 feet to the southeast corner of said Hortsman property; thence with the southerly line of same, westwardly 250 feet to the beginning.

Being the same property conveyed to Patrick E. Rowan by deed from Douglas C. Conklin and wife, Sharon J. Conklin of record in Instrument No. 20040510-0052843 Register's Office for Davidson County, Tennessee.

The Grantor is married, but the above described property was never used as the primary residence.

unimproved ☐

This is improved ☒ property, known as **900 Lynnwood Blvd., 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 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 3rd day of October, 2005.

Patrick E. Rowan

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 Patrick E. Rowan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th ~~day~~ 3rd day of ~~September~~ October, 2006.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007