WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 19, 2008

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$174,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH DAY OF OCTOBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CINDY ROUGH	AMERICAN HOME MORTGAGE	**83-4-188**
(NAME)	(NAME)	
426 ROSEBANK AVENUE	538 BROADHOLLOW ROAD	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	MELVILLE, NY 11747	
(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, **H. PATRICIA BENTRUP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CINDY ROUGH, a single person**, 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. 4 ON THE PLAN OF ROBINSON SUBDIVISION, OF RECORD IN BOOK 5060, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY. BEGINNING AT A POINT IN THE NORTHERLY SIDE OF ROSEBANK AVENUE AT THE COMMON CORNER OF LOTS 3 AND 4; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHERLY 161.50' TO A POINT; THENCE EASTERLY 102.04' TO A POINT – SAID POINT IN THE WESTERLY MARGIN OF PRESTON DRIVE; THENCE WITH THE WESTERLY MARGIN OF SAID PRESTON DRIVE SOUTHERLY 138.56' TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WHICH HAS A RADIUS OF 25' SOUTHWESTERLY 35.42' TO THE NORTHERLY MARGIN OF ROSEBANK AVENUE THENCE WITH THE NORTHERLY MARGIN OF ROSEBANK AVENUE WESTERLY 88.93' TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HENRY D. BENTRUP, JR. AND WIFE, H. PATRICIA BENTRUP BY DEED FROM FLOYD E. ROBINSON, JR. AND WIFE, JOYCE R. ROBINSON OF RECORD IN BOOK 5277, PAGE 993 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. HENRY D. BENTRUP, JR. HAS SINCE DECEASED AND IS SURVIVORED BY HIS WIFE, H. PATRICIA BENTRUP.

unimproved ☐

This is improved ☒ property, known as **426 ROSEBANK AVENUE, NASHVILLE, TN 37206**

(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 **14th day of October, 2005.**

H. Patricia Bentrup
H. PATRICIA BENTRUP

Davidson County DEEDWARR
Recvd: 10/18/05 15:19 2 pg
Fees:13.00 Taxes:645.65

20051018-0125746

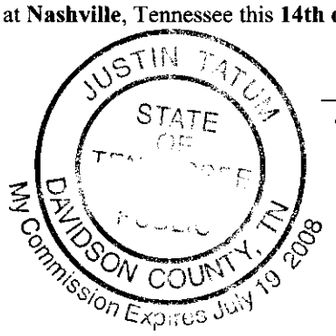
STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **H. PATRICIA BENTRUP** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the fore going instrument for the purpose there in contained, and that they executed the same as their act and Deed.

Witness my hand and official seal at **Nashville**, Tennessee this **14th day of October, 2005.**

Commission expires: **July 19, 2008**



JUSTIN TATUM Notary Public