WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/05 11:35 2 pgs
Fees:13.00 Taxes:407.00

20051201-0144428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter S Williams	GMFS, LLC	96-14-0/76.00
(NAME)	(NAME)	
2922 Twin Lawn Drive	7389 Florida Blvd, Suite 200 A	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Baton Rouge, LA 70806	
(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, **Michael Rosinbum,** a married man HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter S Williams, a married man** 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. 747 on the Plan of Cloverhill Subdivision, Section IX ofrecord in Plat Book 233 (should be 2331) page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 747 fronts 70.0 feet on the northerly margin of Twin Lawn Drive and runs back between lines measuring 217.3 feet on the westerly line and 197.0 feet on the easterly line to a dead line in the rear measuring 85.0 feet thereon.

Being the same property conveyed to Michael Rosinbum an unmarried man by deed from Ronald J. Parsons and Kim Parsons dated August 25, 2004 and filed for record as Instrument No. 200009010086764 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of record in Plat Book 2331, page 44, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants contained in an instrument of record in Book 2401, page 227 and Book 2145, page 262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any zoning regulation, building restrictions and setback lines, if any easements and right of way for public utilities.

The 2005 County Taxes have been prorated between the parties.
This property was not the marital residence for Michael Rosinbum.

unimproved ☐

This is improved ☒ property, known as 2922 Twin Lawn Drive, Nashville, TN 37214
(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 23rd day of November, 2005.

Michael Rosinbum

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 Michael Rosinbum the bargainor (s), 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 23rd day of November, 2005.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public