Davidson County DEEDWARR
Recvd: 12/27/05 14:45 2 pgs
Fees:13.00 Taxes:872.28

20051227-0154358

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,750.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-VRE-05-2725

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Kadeg	New Owner	
2725 Rosedale Place (ADDRESS)	(NAME)	118-03 109.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DOUGLAS J. FOUTY AND WIFE, SHERRI R. FOUTY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LARRY KADEG AND WIFE, DIANNA KADEG, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 13 ON THE PLAN OF PHASE ONE, ROSEDALE PLACE, OF RECORD IN PLAT BOOK 11190, PAGE 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS J. FOUTY AND WIFE, SHERRI R. FOUTY BY WARRANTY DEED FROM W. MICHAEL ROUTH, UNMARRIED, RECORDED ON THE 25TH DAY OF APRIL, 2000 IN INSTRUMENT NO. 200004250041110, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SHERRI R. FOUTY IS ALSO KNOWN AS SHERRI RANDOLPH.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 11190, page 3, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2725 Rosedale Place, Nashville, Tennessee 37211
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of December, 2005.

Douglas J. Fouty by Sherri Randolph Attorney-in-Fact
Douglas J. Fouty

Sherri R. Fouty
Sherri R. Fouty

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas J. Fouty , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of December, 2005.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sherri R. Fouty, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Sherri R. Fouty and acknowledged that he/she executed the same as the free act and deed of the said Sherri R. Fouty.

Witness my hand and official seal at
Davidson County, Tennessee
on this the 15th day of December, 2005.

NOTARY PUBLIC

My Commission Expires: _____

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903