03

Rocky Title 48-A

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Emmett Lee Griggs** **7437 Kreitner Drive** **Nashville, Tennessee 37221**	SEND TAX BILLS TO: North American Savings 12520 South 71 Highway Grandview, MO 64030-1734	MAP-PARCEL NUMBERS: 155-08-0-E; 50.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

GERALD ROBERT ROWE, III and KRISTY RIGGS ROWE

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

II WIFE,

EMMETT LEE GRIGGS and LISA T. GRIGGS

HEREINAFTER called the Grantee(s), 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, TN, BEING Lot No. 27 on the Plan of Final Plat Resubdivision Bellevue Highlands, Phase 2, of record in Instrument No. 20010202-001043, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Gerald Robert Rowe III and wife, Kristy Riggs Rowe by deed from The Jones Company of Tennessee, L.L.C., dated November 7, 2003, of record in Instrument 20031111-0164954, Register's Office for Davidson County, TN.

This is improved ☐ property known as **7437 Kreitner Drive, Nashville, Tennessee 37221**

unimproved ☐

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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 16th day of December, 2005.

Davidson County DEEDWARR
Recvd: 12/28/05 15:47 2 pgs
Fees:13.00 Taxes:795.50
20051228-0155723

Gerald Robert Rowe, III
GERALD ROBERT ROWE, III

Kristy Riggs Rowe
KRISTY RIGGS ROWE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **GERALD ROBERT ROWE AND KRISTY RIGGS ROWE,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 16th day of December, 2005.

NOTARY PUBLIC

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $215,000.00.

Gerald Robert Rowe, III
AFFIANT

Sworn to and subscribed to before me this 16th day of December, 2005.

NOTARY PUBLIC

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 10-19-08