WARRANTY DEED

File Number: 60070

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: .

SHELLY M. BENTLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

MY COMMISSION EXPIRES March 14, 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Gardner	Eric Gardner	81-11-22.00
(NAME)	(NAME)	
1734 17th Avenue N.	1734 17th Ave N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, Darrell Rouse, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Gardner,* 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:

*married

Land in Davidson County, Tennessee, being the north fifty (50) feet of Lot No. 360 on the Map of McGavock, Wetmore & Others, Second Addition to Nashville, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said Northerly 50 feet of said Lot No. 360 fronts 50 feet on the easterly side of 17th Avenue North, formerly James Street and runs back between parallel lines, 170 feet to an alley, and being street number 1734 Seventeenth Avenue North Nashville, Tennessee.

Being the same property conveyed to Darrell Rouse by deed from The Nashville Homestead Corporation, dated March 11, 1998, of record in Book 10834, Page 403, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as 1734 17th Avenue N., Nashville, TN 37208

(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 19th day of June, 2006.

Darrell Rouse

Davidson County DEEDWARR
Recvd: 06/23/06 10:55 2 pgs
Fees:13.00 Taxes:314.50

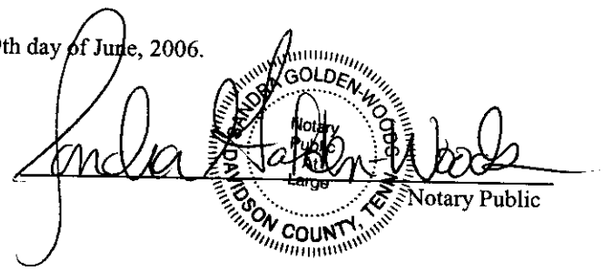
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STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darrell Rouse, 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 19th day of June, 2006.

Commission expires:
11-25-08



Notary Public