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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/06 09:20 2 pgs
Fees:13.00 Taxes:814.00

20060803-0094422

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$220,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **1ST DAY OF AUGUST, 2006.**

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DYKE TATUM NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Esquire Title and Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee A. Gilroy	**Bank of America**	**141-15-C-6CO**
(NAME)	(NAME)	
1209 Silverleaf Court	**9000 Southside Blvd.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Jacksonville, FL 32256**	
(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, **Patricia A Scherer**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lee A. Gilroy and Donna M. Gilroy, husband and wife**, 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:

BEING 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. 204 on the plan of Rolling River Estates, Phase 8 of record in Plat Book 5800, Page 148, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Patricia Scherer by Quitclaim Deed from James Scherer, of record in Instrument No. 20011010-0110294, dated October 10, 2001, recorded on October 10, 2001, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Patricia Scherer by Deed from Randy L. Arhein of record in Book 8770, Page 76 dated October 23, 1992 recorded on October 29, 1992 in the register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1209 Silverleaf Court, Nashville, TN 37221**

(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 **1st day of August, 2006.**

Patricia A. Scherer

Patricia A Scherer

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Patricia A Scherer** with whom I am personally acquainted, and who, upon oath, acknowledged herself to the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **1st day of August, 2006**.

Commission expires: **May 23, 2009**

I. Dyke Tatum Notary Public

