Davidson County DEEDWARR
Recvd: 08/09/06 09:02 2 pgs
Fees:13.00 Taxes:1054.50

20060809-0097717

WARRANTY DEED

B-CRE-06-7048

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me this 28th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

ALAN D. MAYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Mitchell Davis	SAME	
7048 Still Springs Hollow Drive	(NAME)	128-16-0A-022.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(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 ANGELLE R. ROSATA AND HUSBAND, JOHN ROSATA, III, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MITCHELL DAVIS, _____, 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:

Land in Davidson County, Tennessee, being Lot 76, PLAN OF STILL SPRING HOLLOW, SECTION I, PHASE I, FIRST REVISION, as shown on plat of record in Plat Book 7900, Page 135, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Angelle R. Rosata and husband, John Rosata, III by Warranty Deed from Donald A. Cooper, Jr. and wife, Jennifer P. Cooper, recorded on the 20th day of September, 2001 in Instrument No. 20010920-0101715, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7048 Still Springs Hollow Drive, Nashville, Tennessee 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 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 28th day of July, 2006.

Angelle R. Rosata by Rachel Wilson, atty in fact
Angelle R. Rosata

John Rosata, III by Rachel Wilson, atty in fact
John Rosata, III

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of July, 2006, before me personally appeared Rachel Wilson 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 Angelle R. Rosata and husband, John Rosata, III and who acknowledged he/she/they executed the same as the free act and deed of the said Angelle R. Rosata and husband, John Rosata, III.

Witness my hand and official seal, this the 28th day of July, 2006.

Notary Public

My Commission Expires: 7-24-10

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

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903