WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/06 10:45 3 pgs
Fees:18.00 Taxes:444.00

20060831-0107650

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Manda M. Rust
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JULY, 2006.

August Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manda Myers Rust	Pinnacle National Bank	73-13-167
(NAME)	(NAME)	
1817 Rosebank Avenue	114 W. College Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Murfreesboro TN 37130	
(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, David J. Rose and Dina M. Rose, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Manda M Rust, 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 Lot No. 9 on the Plan of Section I, Henderson Gardens, as of record in Book 2900, Page 75, Register's Office for said County.

Being the same property conveyed to David J. Rose and Dina M. Rose, husband and wife, by Warranty Deed dated March 30, 2000 from James H. Nicholson and wife, Billie B. Nicholson of record in Instrument No. 20000403-0033108, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of David J. Rose by Dina M. Rose as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060831-0107649, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1817 Rosebank Avenue, Nashville, TN 37216

(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 our hands this 4 day of August, 2006.

David J. Rose by Dina M. Rose attorney in fact
David J. Rose

Dina M. Rose
Dina M. Rose

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 ~~David J. Rose and~~ Dina M. Rose, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4 day of August, 2006.

Commission expires: November 14, 2009



Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of August, 2006 before me personally appeared Dina M. Rose, the person who executed the foregoing instrument on behalf of David J. Rose, and acknowledged that she executed the same as the free act and deed of the said David J. Rose, through Power of Attorney granted Dina M. Rose by the said David J. Rose.

Notary Public

My Commision Expires: 11/14/2009

