WARRANTY DEED

Return to: First Title and Escrow
File Number 25794
Box 9B

Davidson County DEEDWARR
Recvd: 09/21/06 15:29 2 pgs
Fees:13.00 Taxes:777.00

20060921-0117388

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherie Lea Edwards	Bank of America, N.A.	172-12B-271
(NAME)	(NAME)	
5612 Seesaw Road	9000 Southside Blvd. Bldg 700	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	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, Ann Ryno Roux, F.K.A. Ann Ryno and husband, Marc Roux, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherie Lea Edwards, *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:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 175, on the Plan of Bradford Hills, Section Twelve, of record in Book 7900, Page 6; amended in Book 7900, Page 581, Register's Office for Davidson County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ann Ryno, by deed of record in Instrument No. 20030228-0026711, Register's Office for Davidson County, Tennessee. The said Ann Ryno Roux having since married.

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

Marc Roux joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Ann Ryno Roux and Marc Roux by Carolyn Adock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060921011738 7, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5612 Seesaw Road, Nashville, TN 37211

(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 15th day of September, 2006.

Ann Ryno Roux by Carolyn Adcock, as her attorney in fact

Ann Ryno Roux by Carolyn Adcock, as her attorney in fact

Marc Roux by Carolyn Adcock, as his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 15th day of September, 2006, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Ann Ryno Roux and Marc Roux and who acknowledged that she executed the same as the free act and deed of the said Ann Ryno Roux and Marc Roux, through Power of Attorney granted her by the said Ann Ryno Roux and Marc Roux.

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 2006.

Commission expires: 5.30.07

Notary Public

KERSTIN T. HEDGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007