**RETURN TO:**

**Advantage Title & Escrow**
**3735 N Mt Juliet**
**SUITE 202**
**Mt Juliet, TN 37122**
**615-773-8216**
**#** 12281

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

**ADDRESS NEW OWNER:**

Adam R. Burrows
Amanda C. Burrows
1009 Lenore Street
Nashville, TN 37206

**SEND TAX BILL:**
American Home Mortgage
538 Broadhollow Rd.
Melville, NY 11747

**MORTGAGEE:**

**MAP AND PARCEL:**
Map 94-10
Parcel 148

Davidson County DEEDWARR
Recvd: 10/13/06 10:04 2 pgs
Fees:13.00 Taxes:504.66
20061013-0127305

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Steven R. Aragon, unmarried, and Bradford W. Kose, unmarried**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Adam R. Burrows and wife, Amanda C. Burrows**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of A.J. Caldwell's Subdivision of the Hobson Lands, as of record in Plat Book 421, page 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts 50 feet on the north side of Lenore Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Steven R. Aragon, unmarried and Bradford W. Kose, unmarried, by deed from Vincent Maurice Walker and wife, Sharetta Sneed Walker, of record in Instrument No. 20060726-0090406, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1009 Lenore Street, Nashville, TN 37206.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 28th day of September, 2006.

Steven R. Aragon

Bradford W. Kose by Steven R. Aragon

Bradford W. Kose by Steven R. Aragon, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Steven R. Aragon with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

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

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Steven R. Aragon, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Bradford W. Kose and who acknowledged that he executed the same as the free act and deed of Bradford W. Kose.

Witness my hand and official seal this 28th day of September 2006.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual value or consideration, whichever is greater, for this transfer is $136,395.00.

~~Notary Public~~ Affiant

**AFFIANT**

Subscribed and sworn to before me
this 28th day of September, 2006.

**NOTARY PUBLIC**

My Commission Expires: 2/22/2010

Maryanna Gould
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES RUTHERFORD COUNTY