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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/06 13:46 2 pgs
Fees:13.00 Taxes:1202.50
20061017-0128909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/25/10
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D'Ann M. Voss	**AmSouth Bank**	**104-13-B-82CO**
(NAME)	(NAME)	
401 Bowling Avenue #90	**2050 Parkway Office Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Birmingham, AL 35244**	
(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, **Terence A. Giffen and spouse, Suzanne E. Giffen**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D'Ann M. Voss and husband, Philip E. Mesenbrink**, 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:

LAND in Davison County, Tennessee, being Building Site No. 82, also known as Unit No. 90 on the Plan of Richmeade Place Section Five of record in Book 5210, page 141 Register's Office for said County, to which Plan and record thereof are incorporated herein and made a part hereof by reference

Being the same property conveyed to Terence A. Giffen and spouse, Suzanne E. Giffen by deed from Richard Campbell and spouse, Martha Anne Campbell of record in Instrument No. 20041202-0143803 Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as **401 Bowling Avenue #90, Nashville, TN 37205**

(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 16th day of October, 2006.

Terence A. Giffen

Suzanne E. Giffen

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 Terence A. Giffen and spouse, Suzanne E. Giffen, the bargainors, 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 16TH DAY OF OCTOBER, 2006.

Commission expires:

Notary Public



My Commission Expires JULY 21, 2007