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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/06 09:57 3 pgs
Fees:18.00 Taxes:462.50

20061020-0130304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Rowe	COUNTRYWIDE HOME LOANS	71-13-88
(NAME)	(NAME)	
1834 Joy Circle	P.O. BOX 961206, FTWX-22	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	FORT WORTH, TX 76161	
(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, Estate of Cynthia J. Milhous, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan Rowe and Kristen Rowe, husband and wife, 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:

See attached Exhibit "A"

Being the same property conveyed to Cynthia J. Milhous, unmarried, by deed from Kamphanh Silavong and Kesone Silavong, married of record in Instrument No. 20050422-0045205 Register's Office for Davidson County, Tennessee. Cynthia J. Milhous has since died and pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 06P-1089, Dated September 18, 2006, Deborah Gerome was appointed Administratrix and thereby empowed to convey the property.

unimproved ☐

This is improved ☒ property, known as 1834 Joy Circle, Nashville, TN 37206

(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 16th day of October, 2006.

Cynthia J. Milhous

Cynthia J. Milhous
* by Deborah Gerome (executrix)
By: Deborah Gerome, Administratrix of the Estate of Cynthia J. Milhous

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally by Deborah Gerome, Administratrix appeared with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 16th day of October, 2006.

Commission expires: 7/19/2008

Justin Tatum Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT "A"

BEING LOT NO. 19, ALL OF LOT NO. 20 EXCEPT TRIANGLE OUT OF THE NORTHERLY CORNER THEREOF, AND A TRIANGLE PART OF LOT NO. 21, ON THE PLAN OF JOYWOOD, OF RECORD IN PLAT BOOK 974, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY JOHN KOHL DATED SEPTEMBER 26, 1977, AS FOLLO

BEGINNING AT A STAKE IN THE SOUTHERLY MARGIN OF JOY CIRCLE AT A TURN IN SAID CIRCLE, BEING THE COMMON CORNER OF LOTS 18 & 19; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHERLY 150 FEET TO THE NORTHERLY MARGIN OF MARSHALL STREET; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 200 FEET TO A POINT 149 FEET WEST OF JONES AVENUE, BEING THE COMMON CORNER OF LOTS 19 and 20; THENCE ALONG THE EASTERLY LINE OF LOTS 20 and 21, NORTHERLY PARALLEL TO JONES AVENUE 218 FEET TO A POINT WHICH IS 80 FEET NORTH OF THE COMMON CORNER OF LOTS 20 and 21; THENCE WESTERLY 154.4 FEET TO A STAKE IN THE EASTERLY MARGIN OF JOY CIRCLE, WHICH STAKE IS 11.33 FEET SOUTHWEST OF THE COMMON CORNER OF LOTS 20 & 21, THENCE WITH THE MARGIN OF JOY CIRCLE, SOUTHWESTERLY 92.47 FEET TO THE POINT OF BEGINNING.

INCLUDE BUT EXCLUDE LAND IN DAVIDSON COUNTY, TENNESSEE BEING A PART OF THE UNIMPROVED 50 - FOOT (IN WIDTH) RIGHT-OF-WAY KNOWN AS MARSHALL STREET, ADJOINING THE SOUTHERLY MARGIN OF LOT 20, ON THE PLAN OF JOYWOOD, OF RECORD IN PLAT BOOK 974, PAGE 45, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.