WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/06 09:20 2 pgs
Fees:13.00 Taxes:491.36

20061106-0137513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,801.24

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-26-07
(AFFIX SEAL)

KRIS MORSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Capital Title and Escrow, LLC
6213 Charlotte Pike, Ste. 200
Nashville, Tennessee 37209

D-0572

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamay Ozari	Same	90-12-355
(NAME)	(NAME)	
3814 Charlotte Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I, Joan Marie Rowen, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tamay Ozari, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 8th Civil District Annexed of Davidson County, Tennessee, being part of Lot 5 on the Plan of the Resubdivision of Lots 5 to 8 inclusive of the Subdivision of Lot No. 21 of the B. F. Cockrill Farm, as of record in Book 421, page 21, Register's Office for said County, and described according to survey made by R. B. Brantley, Surveyor, dated July 5, 1967, as follows:

Beginning at an iron pin in the southerly margin of Robertson Road, at the corner of Lots 5 and 6 on said Plan; thence with the margin of Robertson Road, South 80 deg. 56 min. East 82.5 feet to an iron pin at the northwest corner of the property conveyed to American Service Company by deed of record in Book 3918, page 5, Register's Office; thence with their westerly line, South 6 deg. West 110 feet to a point; their southwest corner; thence with their southerly line, South 80 deg. 56 min. East 95 feet to an iron pin in the westerly margin of Croley Drive; thence with the margin of the same, South 6 deg. West 25' to an iron pin, the northeast corner of the property conveyed to Tom G. Coleman, Jr., by deed of record in Book 4098, page 168, said Register's Office; thence with his northerly line, North 82 deg. 55 min. West 179 feet to an iron pin in the dividing line between Lots 5 and 6; thence with the line between said lots, North 6 deg. 40 min. East 141.0 feet to the point of beginning.

Being the same property conveyed to JOAN MARIE ROWAN, by deed from JOHN AARON HOLT, JUDY C. HOLT, JOHN W. HOLT, AND JEWELL HOLT, of record in Book 9138, page 588, dated October 20, 1993, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6303 Robertson Ave., Nashville, TN 37209

(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 30th day of October, 2006.

Joan Marie Rowen

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 Joan Marie Rowen, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 30th day of October, 2006.

Commission expires: 6-26-07

Notary Public

KRIS MORSS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN