03

Realty Title 48-A

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
**Edwina H. Simpson**
**5709 Templegate Drive**
**Nashville, Tennessee 37211**

**MORTGAGEE:**
**Bank of America, N.A.**
**900 W. Trade Street**
**Charlotte, NC 28225-0001**

Davidson County DEEDWARR
Recvd: 11/14/06 13:44 2 pgs
Fees:13.00 Taxes:1263.55
20061114-0141413

**SEND TAX BILL TO:**
New Owner

| | |
|---|---|
| **MAP** | **156-9** |
| **GROUP** | |
| **PARCEL** | **1.00** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dennis Round and Robin Round, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Edwina H. Simpson**, 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 Davidson County, Tennessee, being Lot No. 46 on the Plan of Section Two, Revised Templegate, of record in Plat Book 6900, page 102,* Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof. and Book 6250, Page 870,

Being the same property conveyed to Dennis Round and Robin Round, husband and wife by deed from Michael T. Pruett and Stephanie I. Pruett, husband and wife of record in Instrument no. 20040528-0062837, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **5709 Templegate Drive, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **10th** day of **November, 2006.**

Dennis Round by Rob Round as attorney in fact

**Dennis Round, by Robin Round, as ~~attorney-in-fact~~**

**Robin Round**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robin Round**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledged that she is the attorney in fact for her husband, **Dennis Round**, and that as said attorney in fact, she executed the within Warranty Deed by signing the name of **Dennis Round** as his free act and deed..

WITNESS my hand and official seal this 10th day of November, 2006.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson dk notary

The actual value or consideration, whichever is greater, for this transfer is $341,500.00.

Rachelle Cardell
AFFIANT

Subscribed and sworn to before me on this 10th day of November, 2006.

Diane K. Mann
NOTARY PUBLIC

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission Expires: 2/22/2009