McCann

(1)

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

file

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of November, 2006.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/14/07 14:48 2 pg
Fees:12.00 Taxes:0.00
20070214-0019020

BK/PG:4115/929-930
06059044

| DEED | |
|---|---|
| 11/30/2006 | 02:45 PM |
| BATCH | 87437 |
| MTG TAX | 0.00 |
| TRN TAX | 628.63 |
| REC FEE | 10.00 |
| DP FEE | 2.00 |
| REG FEE | 1.00 |
| TOTAL | 641.63 |

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

ADDRESS NEW OWNER(S) AS FOLLOWS:
Nathan E. Roe and Amelia D. Roe

5609 Fairhaven Dr.
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

161-10B-78.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rob J. Harvey and wife, Mary E. Harvey hereinafter referred to as Grantors, hereby transfers and conveys to Nathan E. Roe and Amelia D. Roe, husband and wife, hereinafter referred to as 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 Davidson County, TN, Being Lot No. 269, on the plan of Second Revision-Phase Six, Villages of Brentwood, of record in Book 6900, page316, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Rob J. Harvey and wife, Mary E. Harvey by Deed from Gregory D. Beatty and wife, Patricia A. Beatty of record in Book 11345, page 324, Register's Office for Davidson County, TN, dated 2/16/99.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6900, Page 316, Register's Office of said County.

261100233

Restrictions of record in Book 6143, page 11 and Book 7207, page 251, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5609 Fairhaven Dr., Nashville, TN 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 27th day of November, 2006.

Rob J. Harvey

Mary E. Harvey

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Rob J. Harvey and wife, Mary E. Harvey, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 11/27/2006.

Witness my hand and official seal this 27th day of November, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARNETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

261100233