WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/07 13:53 2 pgs
Fees:13.00 Taxes:962.00

20070521-0060381

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Rozum	James Rozum	Map 103-40
(NAME) 4008 Nebraska Avenue	(NAME) 191 Dr. Sanders Ln.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Hurricane Mills, TN 37078	Parcel 375
(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, Joanne Russell and husband, Dave Russell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Rozum, 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:

Being the westerly half of Lot No. 73 on the Plan of West End Annex as subdivided by Sylvan Park Land Company, as shown of record in Plat Book 332, Page 61, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joanne Russell and husband, Dave Russell by Deed from Robert O. Rose and Rebecca Rose, husband and wife, filed for record 05/08/06 as Instrument No. 20060508-0053522, Register's Office for Davidson County, Tennessee, and being further conveyed to Robert O. Rose and Rebecca Rose, husband and wife by Quitclaim Deed from Robert O. Rose, dated 11/19/98, as shown of record in Book 11237, Page 120, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 332, Page 61, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4008 Nebraska Avenue, 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 18th day of May, 2007.

Joanne Russell by Dave Russell Attorney in fact
Joanne Russell

Dave Russell
Dave Russell

STATE OF TENNESSEE

COUNTY OF WILSON

On this 18th day of May, 2007, before me personally appeared Joanne Russell by Dave Russell as his/her Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joanne Russell and acknowledged that such person executed the same as the free act and deed of Joanne Russell.

Witness my hand and official seal at Mt. Juliet, Tennessee this 18th day of May, 2007.

Commission expires: October 26, 2008

Shanna Ray
Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Dave Russell, the within named 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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 18th day of May, 2007.

Commission expires: October 26, 2008

Shanna Ray
Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY