WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/13/07 13:37 2 pgs
Fees:13.00 Taxes:1387.50

20070813-0096585

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF ~~JULY~~ August, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/26/08
(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 103-12
(NAME)	(NAME)	
249 Cherokee Road	191 Dr. Sanders Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Hurricane Mills, TN 37078	Parcel 5
(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, **Howell Bartee**, 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 Lot No. 38 and the southerly 20 feet of Lot No. 39 of Block "L" on the map of Cherokee Park, Section No. 3, as shown of record in Book 843, Pages 2 and 3, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 38 and Part of Lot No. 39 front together 80 feet on the easterly side of Cherokee Road and run back between lines 135.08 feet (146.81 feet by deed) on the southerly line and 150 feet, more or less, on the northerly line, to a dead line, measuring 80.03 feet, more or less, thereon.

Being the same property conveyed to Howell Bartee, single, by Quitclaim Deed from Howell Bartee and Elaine C. Masto, d/b/a MASTO-BARTEE COMPANY, A Partnership, filed for record 10/15/85 in Book 6682, Page 231, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 843, Pages 2 and 3, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 249 Cherokee Road, Nashville, TN 37205
(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 my hand this 1 day of ~~July~~ August, 2007.

Howell Bartee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Howell Bartee, 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 1 day of ~~July~~ August, 2007.

Commission expires: 10/26/08

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public