WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 72509

BOX 13
138601

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rocco D. Counts	FLAGSTAR BANK, FSB ISAOA/ATIMA	05003011700
(NAME)	(NAME)	
1355 Bellshire Terrace Drive	P.O. Box 7026	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Troy, MI 48007-7026	
(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, Messiry & Young, Inc, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rocco D. Counts and wife Dotou Couts, 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. 46B on the Plan of Bellshire Terrace Section One, Phase Two, of record in Book 6250, Page 179 and 180, Register's Office for Davidson County, Tennessee, and as amended by Zone Lot Division of Lots 46 thru 49 Bellshire Terrace, Section One, Phase Two, as of record in Book 6900, Page 390, Register's office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Messiry and Young, Inc., by deed of record in Instrument No. 20070222-0021926, Register's Office for Davidson County, Tennessee. Notice of correction for the legal description as of record in Instrument No. 20070914-0110258.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1355 Bellshire Terrace Drive, Nashville, TN 37207

(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.

Davidson County DEEDWARR
Recvd: 11/27/07 10:51 2 pgs
Fees:13.00 Taxes:262.70
20071127-0137567

Witness my hand this 21st day of November, 2007.

Messiry & Young, Inc

By: _____
Messiry & Young, Inc

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Tyrone Young, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be the President of Messiry and Young, Inc. and that he/she as such President executed the foregoing instrument for the purpose therein contained, by signing the name of Messiry and Young, Inc. by himself/herself as President.

Witness my hand and official seal at Nashville, Tennessee this 21st day of November, 2007.

Commission expires:
7-25-09

Heidi J. Clayk
Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp 07/25/09
State Of TENNESSEE
Davidson County