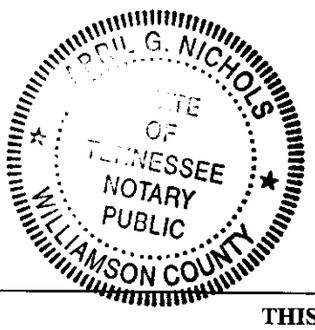
File No. 271100970

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00

Angie McClendon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2007.

April G Nichols
Notary Public

MY COMMISSION EXPIRES: 6-12-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/10/07 11:57 2 pgs
Fees:13.00 Taxes:616.05
20071210-0142215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Anthony and Christine Romkee (NAME)	~~Joseph Anthony~~ Taylor, Bean and Whitaker (NAME)	053-06-0A-085.00 CO
2156 Riverway Drive (ADDRESS)	P.O. Box 628204 (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Orlando FL 32862 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Prosser Properties, LLP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Anthony, an unmarried man and Christine Romkee, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE(S), 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. 85, Phase 2 Waterford, as shown on plat of record in Plat Book 7900, Pages 412 and 413, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to KAREN MICKLEY , UNMARRIED AND JOYCE MICKLEY, UNMARRIED by deed from RONNIE L. MARSH AND WIFE, VALERIE KAY MARSH of record in Book 10871 and Page 759 on 11/26/2007 and filed for record on 04/03/1998, Register's Office for said County.
Being the same property conveyed to KAREN MICKLEY by deed from SARAH LYNN WINCE, UNMARRIED of record in Instrument 200210290132572 on 10/18/2002 and filed for record on 10/29/2002, Register's Office for said County.
Being the same property conveyed to PROSSER PROPERTIES LLP by deed from SAMUEL S. HIGH, CO TRUSTEE of record in Instrument 200708140096941 on 08/03/2007 and filed for record on 08/14/2007, Register's Office for said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2156 Riverway Drive, Old Hickory, TN 37138
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 3rd day of December, 2007.

Prosser Properties, LLP

By: _____

Marc Prosser, Partner

_____

Sheri Prosser, Partner

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marc Prosser and Sheri Prosser with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Partners of Prosser Properties, LLP the within named bargainer, a corporation, and that, Marc Prosser and Sheri Prosser, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 3rd day of December, 2007.

Commission expires: 11-28-09

_____

Notary Public

File Number: 271100970

RETURN TO:

Cumberland Title

13026 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

