RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/08 09:00 2 pgs
Fees:13.00 Taxes:423.65
20080417-0038798

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$712,000.00~~ 14,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 6/29/2011

(AFFIX SEAL)

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Davis and wife Indie Davis	Churchill Mortgage Corporation	
(NAME)	(NAME)	
2313 Denneywood Drive	761 Old Hickory Blvd., #400	Map 84-11-01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	Parcel 2500
(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, **RAYMOND ROMAN AND WIFE, BETH ANNE ROMAN***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PHILIP DAVIS AND WIFE, INDIE DAVIS**, 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:

Land in Davidson County, Tennessee, being Lot No. 254 on the Plan of Maplecrest Subdivision of record in Plat Book 1835, pages 27 and 28, said Register's Office.

Being the same property conveyed to Raymond Roman, married, by deed from Household Financial Center, Inc. of record in Instrument No. 20021028-0131515 and re-recorded in Instrument No. 20030219-0020902, Register's Office for Davidson County, Tennessee.

*Beth Anne Roman joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, she may have in and to the said property by virtue of marriage to Raymond Roman.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2313 Dennywood Drive, Nashville, TN 37214

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 15th day of April, 2008.

Raymond Roman

Beth ~~Ann~~ Roman
Anne BAR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond Roman and wife, Beth Anne Roman, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee on this 15th day of April, 2008.

Notary Public

My Commission expires:

