Davidson County DEEDWARR
Recvd: 04/22/08 14:10 2 pg
Fees:13.00 Taxes:229.40

20080422-0041141

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
08-0494

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of April, 2008.

Notary Public

BETH STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 19, 2011

Commission Expiration:

ADDRESS OF NEW OWNER:
Artis Flowers
1332 Meridian B
Nashville, TN 37207

SEND TAX BILLS TO:
Artis Flowers
4032 Kings Circle
Nashville, TN 37218

MAP-PARCEL:
TRACT 2
07115049800

WARRANTY DEED

FOR AND IN 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,

Myron Rosenboro, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Artis Flowers, unmarried

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. 57-B on the Plan of Zone Lot Division, Lot No. 57, Eastmoreland Place, of record in Book 6200, page 725, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Eric B. Walker, on 05/21/2004, by deed from Federal National Mortgage Association, a/k/a Fannie Mae, filed for record on 06/09/2004 in Instrument No. 20040609-0068302, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Vincent Dixie on 07/22/2005, by deed from Eric B. Walker and wife, Julie Walker, filed for record on 07/28/2005, in Instrument Number 20050728-0088536, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Myron Rosenboro on 08/30/2006, by deed from Vincent Dixie, filed for record on 09/06/2006, in Instrument Number 20060906-0110324, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **1332 Meridian B Nashville, TN 37207**

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 15th day of April, 2008.

Myron Rosenboro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Myron Rosenboro**, 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 purposes therein contained.

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

Notary Public

Commission Expiration:

BETH STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 19, 2011