File No. 280500039

WARRANTY DEED

Return to: File Box 9B
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Davidson County DEEDWARR
Recvd: 05/07/08 14:28 2 pg:
Fees:13.00 Taxes:517.63

20080507-0047246

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Emily May
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2008.

Christina M. Read
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

CHRISTINA M. READ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn Ellen Duffer	Suntrust Mortgage	147110076.00
(NAME)	(NAME)	
525 Leeanne Drive	P.O. Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Irvine, CA 92619	
(CITY) (STATE) (ZIP)	(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, WE, Herbert W. Rowlett and wife, Jean B. Rowlett, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Glenn Ellen Duffer, Single, hereinafter called the grantee(s), HER 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. 416, Plan of Whispering Hills, Section II-C, as shown on plat of record in Plat Book 2663, Page 66 and 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Herbert W. Rowlett and wife, Jean B. Rowlett by Deed from Phillip N. Brownstein, Federal Housing Commissioner of Washington DC of record in Book 3708, Page 397, Register's Office for Davidson County, Tennessee dated April 15, 1964.

Taxes for the year 2008 and all subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat Book 2663, Pages 66 and 67, Register's Office of said County.

Sewer Easement of record in Book 6099, Page 315, said Register's Office.

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 525 Leeanne Drive, Nashville, TN 37211
(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), HER 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), HER 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/our hands this 2nd day of May, 2008.

Herbert W. Rowlett

Jean B. Rowlett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Herbert W. Rowlett and Jean B. Rowlett, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 5/2/2008.

Witness my hand at office this 2nd day of May, 2008.

Commission expires: 5-18-10

Notary Public

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

File Number: 280500039

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027