WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/08 13:56 2 pgs
Fees:13.00 Taxes:962.00

20080529-0054759

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: July 20, 2008

(AFFIX SEAL)

CAROL L. MCARTHUR NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Church	Same	160-04-0-031.00
(NAME)	(NAME)	
PO Box 150206		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(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, I, **David C. Rosenblum, Married** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve Church,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 163 on the Map of Brentwood Hall, Section VI, of record in Plat Book 2331, page 20, Register's Office for said County.

Beginning on the southerly margin of Oakley Drive at the corner of Lots 161 and 163; thence with the line between said two lots southwardly 170 feet; thence North 87 deg. 26' West 194.5 feet to the eastwardly margin of Stollworth Drive; thence with the northwardly 144.1 feet to the beginning of a curve; thence around said curve, a radius of 25 feet northeastwardly 39.3 feet to the southerly margin of Oakley Dirve; thence with same, eastwardly 169.5 feet to the beginning.

Being the same property conveyed to David C. Rosenblum by Deed from Martin T. Binkley and wife, Ava B. Binkley, of record in Instrument No. 20060508-0053390, dated April 28, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plan of record in Plat Book 2331, page 20, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 471 Oakley Drive, Nashville, TN 37220

(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, his heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Jessica C. Rosenblum, wife of David C. Rosenblum, joins in the execution of this instrument to convey all right, title and interest she may have in the subject property by virtue of her marriage to David C. Rosenblum.

Witness my hand this 27th day of May, 2008.

David C. Rosenblum

Jessica C. Rosenblum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared David C. Rosenblum and wife, Jessica C. Rosenblum, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of May, 2008.

Notary Public

My Commission Expires: July 30, 2008

CAROL L. McARTHUR NOTARY PUBLIC LAKE WILLIAMSON COUNTY, TN