WARRANTY DEED

File Number: 70734

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER 2009.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter A. Fields	State Farm Bank	051-4-0-A-024.00-CO
(NAME)	(NAME)	
2117 Golden Oak Lane	111 Corporate Office Dr. # 300	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Earth City MO 63045	
(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, **Wesley Quincy Rouse, and wife Annie Catherine Rouse**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter A. Fields** an unmarried man, 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:

SEE ATTACHED EXHIBIT A

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

unimproved ☐

This is improved ☒ property, known as 2117 Golden Oak Lane, Madison, TN 37115

(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 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 9th day of September 2009.

Wesley Quincy Rouse

Wesley Quincy Rouse

Annie Catherine Rouse

Annie Catherine Rouse

BILL GARRETT, Davidson County
Trans:T20090062976 DEEDWARR
Recvd: 09/15/09 09:46 3 pgs
Fees:18.00 Taxes:761.83
20090915-0085995

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wesley Quincy Rouse and Annie Catherine Rouse, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that * executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 9th September 2009.

Commission expires:



My Commission Expires MAR. 4, 2013

Notary Public

EXHIBIT A

2117 Golden Oak Lane, Madison, TN 37115 **Map 051-4-0-A Parcel 024.00-CO**

Being Lot No. 24, on the Plan of Oakwood Estates, of record in Instrument No. 20000505-0045404, Register's Office for Davidson County, TN to which plat reference is hereby made for a more complete description.

Being the same property conveyed to George Dunn d/b/a George Dunn Contractors by Quitclaim Deed from Buddy Dunn Contractors, L. P., a Tennessee Limited Partnership of record in Instrument No. 20030731-0108683, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wesley Quincy Rouse, wife and Annie Catherine Rouse by Warranty Deed from George Dunn d/b/a George Dunn contractors, recorded on July 31, 2003 in Instrument No. 20030731-0108684, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Buddy Dunn Contractors, L.P., a Tennessee Limited Partnership, by Warranty Deed from Genell M. Wynn, Iris R. Wynn, Cynthia Wynn Ferguson and James Gary Wynn of record in Book 11688, page 290, re-recorded in Instrument No. 20000713-0069425 by Warranty Deed from Richard M. Ferguson and wife Cynthia Wynn Ferguson, of record in Book 11688, page 296, re-recorded in Instrument No. 20000713-0069426 and by Quitclaim Deed from Genell M. Wynn and husband, J.B. Wynn, James Gary Wynn and wife, Deborah L. Wynn, Iris R. Wynn, unmarried and Cynthia Wynn Ferguson and husband, Richard M. Ferguson of record in Book 11694, page 143, re-recorded in Instrument No. 20000713-0069427, Register's Office for Davidson County, Tennessee.