WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100044823 DEEDWARR
Recvd: 07/22/10 09:50 2 pgs
Fees: 13.00 Taxes: 1008.25

20100722-0057293

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $272,500.00.

Affiant

Subscribed and sworn to before me this 19 day of July, 2010

Notary Public
My Commission expires: 11-22-2010 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: New Owner	MAP & PARCEL NUMBER:
David A. Libardi	114 Glass Springs Dr.	091-15-0-385.00
5105 Nevada Avenue	Franklin, TN 37064	
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mark A. Rowan, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David A. Libardi and Patricia M. Libardi, Husband and Wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Block No.16 on the plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Block No. 16 fronts 40 feet on the southerly side of Nevada Avenue formerly 3rd Avenue and runs back between parallel lines, parallel with 120 feet west of the westerly margin of 51st Avenue, North, 150 feet to an alley.

Being the same property conveyed to Mark A. Rowan, a married person, by deed from Lynn M. Williford, an unmarried person, on November 29, 2005, of record in Instrument Number 20060404-0038183, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 18, Register's Office Davidson County, Tennessee.

This is improved property known as: **5105 Nevada Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 19, 2010.

Mark A Rowan by Christie Wilson, as attorney-fact
Mark A. Rowan
By Christie Wilson, as attorney in fact

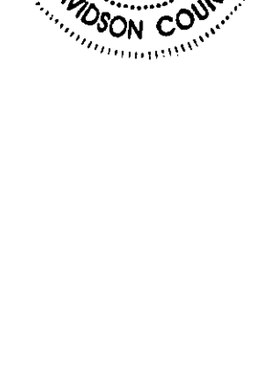
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Christie Wilson, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Mark A. Rowan the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Mark A. Rowan, the bargainor(s), by the said Christie Wilson, as Attorney-in-Fact.

WITNESS my hand and seal, this 19 day of July, 2010.

_____ My Commission Expires: 8/23/11
NOTARY PUBLIC



return to:

REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027