WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOOK 10793 PG 395
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,000.00

Timothy P. Luther
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: 3/25/98
(AFFIX SEAL)

TCB-97-408

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076 — 155 Franklin Rd., Suite 150, Brentwood, TN 37027
100 Hazel Path, Suite A, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy P. Luther et ux (NAME)	Timothy P. Luther et ux (NAME)	MAP 94
209 Gayland Court (ADDRESS)	209 Gayland Court (ADDRESS)	GROUP 13
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Nashville, TN. 37210 (CITY) (STATE) (ZIP)	PARCEL 26 & 27

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, The Estate of W. W. Roelofsz, Jr, Margaret Raymer, Bonnie C. Crumby Charles Michael Roelofsz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy P. Luther and Barbara J. Luther, husband and wife

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:

Two tracts of land in Davidson County, Tennessee, described as follows:

Tract No. 1: Being part of Lot No. 14, in Bolck "K", Hermitage Addition to Nashville, Tennessee, of record at Book 57, pages 42, 43 and 108 and Book 421, page 15, Register's Office for said County.

Said part of Lot No. 14 fronts 20 feet on Edgar Street and runs westwardly and along the marigin of Lot 13, 150 feet to an alley; thence southwardly 8-1/2 feet to a point; thence eastwardly 45 feet to a point; thence southwardly 79.8 feet to a point; which is 53.7 feet from Corner of Green Street and an alley; thence eastwardly 125.7 feet to Edgar Street, the point of beginning.

Tract No. 2: Being part of Lot No. 14 in Block "K", Hermitage Addition to Nashville, Tennessee, a plan of which is of record in Book 57, pages 42, 43 and 108, and Book 421, page 15, Register's Office for said County.

Said part of Lot No. 14 fronts 53.7 feet on the northerly side of Green Street and runs back northerly 79.8 feet to a point; thence westerly 45 feet to a point, at the intersection of an alley; thence with said alley southerly 108.2 feet to green Street. A plan of the subdivision of Lot No. 14 is recorded in Book 25, page 103, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W.W. Roelofsz, Jr., Margaret Raymer, Bonnie C. Crumby and Charles Michael Roelofsz by Quitclaim Deed from Roelco Plumbing and Heating, Inc., of record in Book 8085, Page 386, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
is is improved (X) property, known as 176 Little Green & 11 Edgar St., Nashville, Tennessee 37201
(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 hand s this 12th day of January 19 98

The Estate of W. W. Roelofsz, Jr
By: Nancy M. Roelofsz
Nancy M. Roelofsz, Heir to the Estate

Attest: Jennifer M. Dayo
Jennifer M. Dayo, Heir to the Estate

Michelle L. Roelofsz
Michelle L. Roelofsz, Heir to the Estate

Charles Michael Roelofsz
Charles Michael Roelofsz, ~~Heir to the Estate~~

Margaret E. Raymer

Bonnie C. Crumby

(Cont'd Pg 2)

BOOK 10793 PG 396

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 Nancy M. Roelofsz, ~~Jennifer M. Dayo~~, Michelle L. Roelofsz, Charles Michael Roelofsz, Margaret E. Raymer, and Bonnie C. Crumby, the bargainor ~~s~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 12th day of January, 1998.

Commission expires 3/22/98

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James N. Cannon and ~~_____~~ with whom I am personally acquainted and who upon his oath(s) acknowledged his to be the Guardian ad Litem and ~~_____~~ respectively of the Elizabeth Jane Roelofsz the within named bargainor, ~~a corporation~~, and that he as such Guardian ad Litem and ~~_____~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained ~~by signing the name of the corporation~~, by the said James N. Cannon as such Guardian ad Litem, and attesting the same by the said James N. Cannon as such Guardian ad Litem.

Witness my hand and official seal at office at Hermitage, Tennessee on this the 12th day of January 1998.

My commission expires 11/27/99

Notary Public

LEGAL DESCRIPTION CONTINUATION

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

Easement for dewer across premises as shown on plans in the office of the City of Engineer of the City of Nashville.

98 FEB 12 PM 3:03

(Cont'd from page 1)

Elizabeth Jane Roelofsz, Heir to the Estate by:
James N. Cannon, Guardian ad Litem

State of Tennessee
County of Davidson

Personally appeared before me, Jennifer M. Dayo, a Notary Public in and for the said County and State, the within named Jennifer M. Dayo, Heir to the Estate, the bargainor with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained.

My commission expires: 3/27/99

Notary Pulic

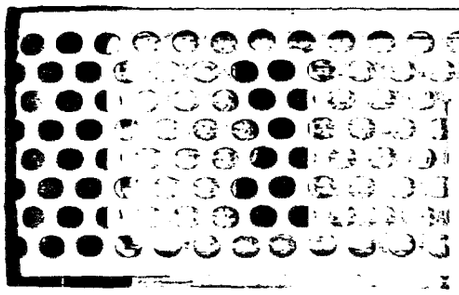
RETURN TO:
TITLE CONNECTION, INC.

MARY FRANCES RUDY
ATTORNEY - AT - LAW

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

3026 02/12 01:33:06 PM

98-20



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10793 PG 397

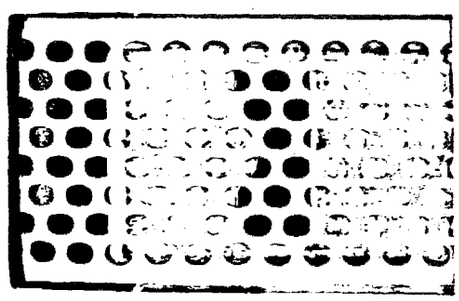
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	16000.00
CON TX	59.20
PRFEE	1.00
WDEED	8.00
TOTAL	68.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 68.20

02/12/98 01 15:04 0001 3026



0400368
IDENTIFICATION REFERENCE

98 FEB 12 PM 3:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1253549