WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$267,800.00**

Darris Billingsley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF ~~JULY~~ August, 2003.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEP. 25, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tom Black	**Countrywide Home Loans**	**129-5-36**
(NAME)	(NAME)	
208 Rolling Fork Court	**718 Thompson Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37204**	
(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, **DONALD S. ROARTY, UNMARRIED AND CHRISTINE A. ROARTY ANDREWS AND HUSBAND ROBERT ANDREWS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TOM BLACK,** a married 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:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Ambrose Acres of record in Book 8250, page 519, Register's Office for said County.

Together with the rights of ingress & egress of a driveway easement to serve Lot No. 2 as shown in Book 8250, page 519, said Register's Office.

Also included in this conveyance is an access easement between Lot 1 and Lot 2 of Ambrose Acres being more particularly described herein below:

All that portion of land located in the Second Civil District of Nashville, Davidson County, Tennessee, running through Lot No. 2, Final Plat, Ambrose Acres (Book 8250, page 519 R.O.D.C., TN) and serving Lot 1 of said Ambrose Acres being described according to a mortgage loan inspection by Campbell, McRae & Associates, dated 6/13/97 (Glenn McRae TN RLS #1673), more particularly described as follows:

Beginning at an iron rod (Old) at the common front corner of Lot 1 and 2 Ambrose Acres (Book 8250, page 519, R.O.D.C., TN) being further described as the southwest corner of Lot 2 of said Ambrose Acres; thence easterly along the 20 foot wide access easement that runs along the centerline of an existing concrete driveway, the centerline of said 20 foot access easement being described as follows: N 57 deg. 56 min. 34 sec E 19.62 feet to the beginning of a curve to the left that has a deflection angle of 52 deg. 13 min. 10 sec., a radius of 100.00 feet, a tangent length of 49.01 feet, a length of 91.14 feet and a chord bearing a distance of N 31 deg. 49 min. 59 sec. E 88.02 feet; thence N 05 deg. 43 min. 24 sec. E 176.69 feet to the beginning of a curve to the right that has a deflection angle of 122 deg. 43 min. 26 sec., a radius of 35.00 feet, a tangent length of 64.09 feet, a length of 74.97 feet and a chord bearing a distance of N 67 deg. 05 min. 07 sec. E 61.44 feet; thence continuing with said concrete driveway centerline the following 3 (three) calls: $ 51 deg. 33 min. 10 sec. E 59.80 feet; thence S 65 deg. 33 min. 52 sec. E 43.45 feet; thence S 69 deg. 17 min. 59 sec. E 48.38 feet to the point in the common lot line of Lots 1 and 2 of said Ambrose Acres Subdivision, said point being located S 33 deg. 52 min. 24 sec. W 9.30 feet from the most easterly point of Lot 2 of said Ambrose Acres Subdivision and the easterly terminus of this access easement.

Being the same property conveyed to Donald S. Roarty and wife, Christine A. Roarty and William Peter Wylie by deed from Albert E. Ambrose, Jr. and wife, Frances A. Ambrose of record in Book 10501 page 430 Register's Office for Davidson County, Tennessee and further conveyed to Donald S. Roarty and wife, Christine A. Roarty by Quitclaim deed from William Peter Wylie of record in Book 10886, Page 432 Register's Office for Davidson County, Tennessee. The said Christine A. Roarty is now known as Christine A. Roarty Andrews.

Robert Andrews, husband of the said Christine A. Roarty Andrews, joins in this conveyance for the purpose of conveying any and all right and title that he my now, or at any time in the future, have in subject property, especially his marital rights.

Davidson County DEEDWARR
Recvd: 08/27/03 11:09 2pgs
Fees:13.00 Taxes:990.86
20030827-0124380

This conveyance is subject to the Plan of Record in Book 8250, Page 519 and Property Taxes for the current year.

unimproved ☐

This is improved ☒ property, known as 208 Rolling Fork Court, Nashville, TN 37205

(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 ~~31st day of July, 2003~~ 5th day of August, 2003

Donald S Roarty
By: Dana Griscom Its Attorney-in-Fact

Donald S. Roarty
By: Dana Griscom, his Attorney-in-Fact

Robert Andrews

Christine A. Roarty Andrews

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 Christine A. Roarty Andrews and Robert Andrews, the bargainors, 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 Nashville, Tennessee this ~~31st day of July, 2003~~ 5th day of August, 2003

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dana Griscom with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney in Fact for the within named Donald S. Roarty and being authorized to act on behalf of said persons, she executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this ~~31st day of July, 2003~~ 5th day of August, 2003

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007