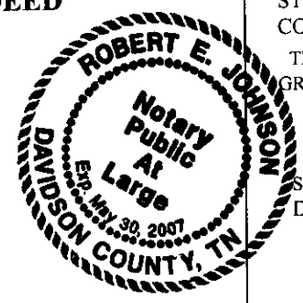
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 06/29/04 11:27 2pgs
Fees:13.00 Taxes:254.93

20040629-0076999

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alice Waters	First Horizon Home Loan Corporation	MAP 75
(NAME) 927 Rachels Place	(NAME) 1555 W. Walnut Hill Lane, Suite 200	GROUP 11-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Irving Texas 75038	PARCEL 247
(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, Deborah J. Newbill Roach, and William Roach, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alice Waters, UNMARRIED , 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. 71-B on the Plan of the Zone Lot Division of Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77 and 79, Rachel's Square, Section Two, as of record in Book 6250, Page 538 through 543, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Deborah J. Newbill, unmarried by Warranty Deed dated February 28, 1989 from Union Financial Corporation of record in Book 7784, Page 598, Register's Office for Davidson County, Tennessee. The said Deborah J. Newbill having since married and being one and the same as Deborah J. Newbill Roach.

Restrictive Covenants of record in Book 6455, Page 135, Book 6619, Page 777 and Book 8030, Page 757, Register's Office of said County.

By-Laws as shown of record in Book 6619, Page 782, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6683, Page 576, Register's Office for said County.

Subject to Homeowner's Association Dues.

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

The said Deborah J. Newbill Roach is joined in this conveyance by her husband, William Roach in order to convey any and all interest he may have in said property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 927 Rachels Place, Hermitage, TN 37076

(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 my/our hand(s) this 25th day of June, 2004.

William Roach

Deborah J. Newbill Roach

STATE of Tennessee
COUNTY of WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Deborah J. Newbill Roach, and William Roach the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/25/2004

My Commission Expires:_____

Notary Public

ROBERT E. JOHNSON
Notary Public At Large
Exp. May 30, 2007
DAVIDSON COUNTY, TN

File Number2405450
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122