WARRANTY DEED

HEATHER LEE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~November 27, 2004.~~ 6-18-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 09/20/04 09:49 2pgs
Fees:13.00 Taxes:665.63
20040920-0112619

D-0434

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurie A. Scarafiotti	SunTrust Mortgage, Inc.	083-13-0-117.00
(NAME)	(NAME)	
1314 Fatherland Street	201 4th Avenue North, 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37219	
(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, Michael Roddick, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laurie A. Scarafiotti, 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 situated in Davidson County, Tennessee and being more particularly described as follows:

Being the easterly 50 feet of the northerly 113 feet of Lot 110 on the East Edgefield Plan, as of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said part of Lot 110 fronts 50 feet on the southerly side of Fatherland Street, formerly Hobson Avenue, and runs back between parallel lines, with the westerly margin of 14th, formerly Division Street, 113 feet, more or less, to the northerly line of the Bernice C. Smith Lot.

Being the same property conveyed to Michael Roddick, a married man, by Warranty Deed from Myra Inman, a married woman, and Walter L. Inman, spouse of Myra Inman, dated March 24, 2004,of record in Instrument No. 20040325-0033757, Register's Office for Davidson County, Tennessee. The subject property is not the principal residence of the seller as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1314 Fatherland Street, Nashville, TN 37206
(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 hand this 14th day of September, 2004.

Michael Roddick

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 Michael Roddick the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 2004.

Commission expires: November 27, 2004

Dana Dellworth Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027