WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Bobby Larkin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2004.

Judith C. Jacobs
Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Larkin	Bobby Larkin	53-09-0/75.00
(NAME)	(NAME)	
1406 Apache Lane	1406 Apache Lane	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, **Rovina Jones, nka Rovina Jones Roache and husband Jerry Roache**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobby Larkin, 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. 56A, Kimbolton Subdivision Phase II, of record in Plat Book 6900, page 792,793 and 794, zone lot division in Book 6900, page 909, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Rovina Jones, unmarried by deed from Phillips Builders, Inc., dated May 18, 1989 and filed for record in Book 7856, page 14, and rerecorded in Book 7864, page 26, Register's Office for Davidson County, Tennessee. The said Rovina Jones having since married her husband Jerry Roache joins in this conveyance to convey any and all marital interest he may have in the subject property by virtue of his marriage to Rovina Jones nka Rovina Jones Roache.
The 2004 County Taxes were paid by the seller and prorated.
Subject to any and all matters as shown on the plan of record In Book 6900, page 792-794, and amended in Book 6900, page 909, Register's Office for Davidson County Tennessee.

Subject to Restrictive Covenants contained in an instrument of record in Book 7464, page 969, and amended in Book 7470, page 126, and Book 7794, page 50, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1406 Apache Lane, Madison, TN 37115
(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 30th day of September, 2004.

Davidson County DEEDWARR
Recvd: 10/01/04 14:26 2pgs
Fees:13.00 Taxes:425.13
20041001-0118675

Rovina Jones nka Rovina Jones Roache

Jerry Roache

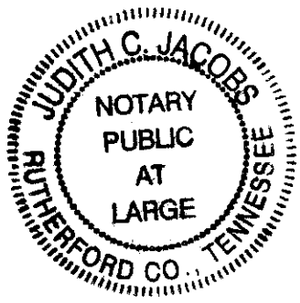
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Judith C. Jacobs, the undersigned, a Notary Public in and for said County and State, the within named Rovina Jones, nka Rovina Jones Roache and husband Jerry Roache, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2004.

Commission expires: March 15, 2008



Judith C. Jacobs Notary Public