WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Will M. Roll
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2005.

Darlene Short
Notary Public

MY COMMISSION EXPIRES: 11/26/2007
(AFFIX SEAL)

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

Davidson County DEEDWARR
Recvd: 01/18/05 09:49 2 pg
Fees:13.00 Taxes:490.25

20050118-0005699

H-1970

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Roland	Countrywide Home Loans, Inc.	018-00-0 059.00
(NAME)	(NAME)	
5352 Brick Church Pike	P.O. Box 10214	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Van Nuys, CA 91410-0214	
(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, Sherry Lynn Hymer, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William M. Roland and wife, Chastity N. Roland, 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 the 11th District of Davidson County, Tennessee, described according to a survey made by Donald R. Carver, Surveyor, dated July 18, 1969, as follows:

Beginning at a point in the north line of Brick Church Pike, same being the southwest corner of the C. Carlisle property; thence along the north line of Brick Church Pike, North 87 degrees 30 minutes west for the distance of 200.00 feet; thence north 13 degrees 20 minutes west for a distance of 278.00 feet to an iron pin; thence north 21 degrees 05 minutes west for a distance of 230.20 feet to an iron pin; thence North 80 degrees 02 minutes east for a distance of 225.70 feet; thence south 13 degrees 20 minutes east for a distance of 549.68 feet, passing the northwest corner of the Carlisle property at 41.00 feet, to the point of beginning.

Being the same property conveyed to Sherry Lynn Hymer by QuitClaim Deed from Kevin Wayne Hymer, dated August 31, 2000, of record in Instrument No. 20001013-0101716, Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

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 5352 Brick Church Pike, Goodlettsville, TN 37072
(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 13th day of January, 2005.

Sherry Lynn Hymer
Sherry Lynn Hymer

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 Sherry Lynn Hymer, an unmarried woman, the bargainor(s), with whom I am personally acquainted for 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 Goodlettsville, Tennessee, this 13th day of January, 2005.

Commission Expires: 11-25-07

Darlene Short
Notary Public

DARLENE SHORT
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072