WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/05 13:16 2 pg
Fees:13.00 Taxes:777.00

20050602-0062496

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-20-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 530 Church Street, Suite 202, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly H. Wood	Countrywide Home Loans, Inc.	104-12-0 220.00
(NAME)	(NAME)	
1933 18th Avenue South	P. O. Box 10212	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Van Nuys, CA 91410-0212	
(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,

Ralph E. Roeland and wife, Janeth Roeland,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly H. Wood, a married person

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 2A on the Plan of Zone Lot Division Lot 2 Mr. Thomas R. Gillem's Resubdivision, as of record in Plan Book 6200, Page 124, as amended in Plan Book 6250, Page 735, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being same property conveyed to Ralph E. Roeland by Warranty Deed from Brenda Kay Akin, unmarried, dated January 27, 2003 and recorded in Instrument No. 20030129-0012354, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (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 governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1933 18th Avenue South, Nashville, TN 37212
(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 May, 2005.

Ralph E. Roeland

Janeth Roeland

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 31st day of May before me, a Notary Public in and for the State and County aforesaid, personally appeared Ralph E. Roeland, a married person, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2005.

Commission expires: 9-20-08

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 31st day of May 2005 before me, a Notary Public in and for the State and County aforesaid, personally appeared Janeth Roeland, a married person, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2005.

Commission expires: 9-20-08

Notary Public

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY