Davidson County DEEDWARR
Recvd: 10/05/05 10:35 2 pgs
Fees:13.00 Taxes:791.43

20051005-0119868

WARRANTY DEED

P-05-541

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/24/2008

(AFFIX SEAL) SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Joe F. Roop	New Owner	
	(NAME)	
541 Wheatfield Way		114-07-0-B-026CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID M. BASTIN AND WIFE, CARINDA N. BASTIN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOE F. ROOP AND/OR SARA J. ROOP, TRUSTEES OF THE JOE F. ROOP AND/OR SARA J. ROOP REVOCABLE LIVING TRUST DTD DECEMBER 1, 2002, hereinafter called the Grantees, their heirs and assigns, that 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. 123 on the plan of Westchase, Section 1, of record in Instrument No. 20021203-0148525, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David M. Bastin and wife, Carinda N. Bastin, by Deed from NVR, Inc, a Virginia Corporation, Trading as Fox Ridge Homes, dated April 9, 2003, of record in Instrument No. 20030415-0050120, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 541 Wheatfield Way, Nashville, Tennessee 37209
(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 30th day of September, 2005.

David M Bastin
David M. Bastin

Carinda N Bastin
Carinda N. Bastin

STATE OF TENNESSEE

COUNTY OF Williamson

I, _____, a Notary Public of the County and State first above written, do hereby certify that David M. Bastin and wife, Carinda N. Bastin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of September, 2005.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, ...

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800