Davidson County DEEDWARR
Recvd: 11/28/05 13:46 2 pgs
Fees:13.00 Taxes:592.00

20051128-0142950

#20043160

WARRANTY DEED

CAROLE ANNE COLEMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 11/26/05

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

Prepared by: Carole Anne Coleman

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Roller	Ryan Roller	095.04-0-202.00
(NAME)	(NAME)	
134 Spring Valley Road	134 Spring Valley Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, **Mary K. Greer, personal representative of the Estate of Joan Startup Care, deceased**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Roller and Melia Roller**, husband and wife, 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:

Being the South one-half of Lot no. 41 and the North one-half of Lot no. 110 on the map of Bluefields, as of record in Book 843, page 34, Register's Office for said County. Said parts of said lots adjoin and front together 100 feet on the West side of Spring Valley Road and run back between lines, 257 feet (scaled 255.3), more or less, on the North line and 260 feet (scaled 259.6), more or less, on the South line to a dead line on which they measure 100 feet.

Being the same property conveyed to Joan Startup Care from Alma H Adamond, a widow by deed dated 12/11/86 and recorded 12/16/86 in Book 7070 Page 898 in the Davidson County Recorder's Office.

The property described herein is subject to:

1. Book 843, Page 34
2. Any and all matters appearing on the plat of land described as being the South one-half of Lot no. 41 and the North one-half of Lot no. 110 on the map of Bluefields, as of record in Book 843, page 34, Register's Office for said County. Said parts of said lots adjoin and front together 100 feet on the West side of Spring Valley Road and run back between lines, 257 feet (scaled 255.3), more or less, on the North line and 260 feet (scaled 259.6), more or less, on the South line to a dead line on which they measure 100 feet.

unimproved ☐

This is improved ☒ property, known as 134 Spring Valley Road, Nashville, TN 37214
(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 18th day of November, 2005.

Mary K. Greer, personal representative of the Estate of Joan Startup Care, deceased

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RICHMOND TITLE Fax:6152508126 Nov 19 2005 3:16 P.06

STATE OF TN

COUNTY OF Davidson

On this 18th day of Nov, 20 05, before me personally appeared Mary R. Greer, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

Carole Ann Coleman
Notary Public

