Davidson County DEEDWARR
Recvd: 12/05/05 10:38 2 pgs
Fees:13.00 Taxes:791.80
20051205-0145657

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Joe F. Roop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2005.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Devon Bank	New Owner	114-07-0 B
541 Wheatfield Way		GROUP
Nashville, Tennessee 37209		PARCEL 026.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* Two Hundred Fourteen Thousand Dollars and Zero Cents ($214,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Joe F. Roop, Trustee of the Joe F. Roop and/or Sara J. Roop Revocable Living Trust dated December 1, 2002, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Devon Bank, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 123 on the Plan of Westchase, Section 1, of record as Instrument No. 20021203-0148525 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Joe F Roop and/or Sara J. Roop, Trustees of the Joe F. Roop and/or Sara J. Roop Revocable Living Trust dated December 1, 2002, by deed dated September 30, 2005, from David M. Bastin and wife, Carinda N. Bastin, of record as Instrument No. 20051005-0119868 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 541 Wheatfield Way, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever; and I do covenant with the said Grantee that I, as Trustee, am 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. Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

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 28th day of November, 2005.

Joe F. Roop, Trustee of the Joe F. Roop and/or Sara J. Roop Revocable Living Trust, dated December 1, 2002

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Joe F. Roop, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as Trustee of the Joe F. Roop and/or Sara J. Roop Revocable Living Trust dated 12/1/2002, executed the within instrument for the purposes therein contained by signing as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of November, 2005.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY