WARRANTY DEED

11476

My Commission Expires JULY 21, 2007

NOTARY PUBLIC AT LARGE SHANNON PHILBIN DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$416,000.00~~

Edward T. Roelle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dalton E. Wright	**American Home Mortgage**	**172-9-A-11CO**
(NAME)	(NAME)	
6300 Banbury Station	**538 Broadhollow Road**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Melville, NY 11747**	
(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, Edward T. Roelle, unmarried, and Angela A. Roelle, n.k.a. Angela A. Collins, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dalton E. Wright,** and wife Leigh A Wright 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 No. 11 on the Final Plat of Banbury Crossing, Third Revision of Section One, a Planned Unit Development as of record in Book 9700, Pages 536 & 537, and Boundary Plat of record in Book 9700, Page 549, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Edward T. Roelle and Angela A. Roelle, husband and wife by Warranty Deed dated March 26, 1998 from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation, recorded in Book 10870, Page 936, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 10369, Page 48, said Register's Office; easements and setback lines as set forth on the above plan of record.

unimproved ☐

This is improved ☒ property, known as **6300 Banbury Station, Brentwood, TN 37027**

(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 25th day of April, 2006.

Edward T. Roelle

Angela A. Roelle n.k.a Angela A Collins
Angela A. Roelle, n.k.a. Angela A. Collins

Davidson County DEEDWARR
Recvd: 05/03/06 10:23 2 pgs
Fees:13.00 Taxes:1539.20

20060503-0051046

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 Edward T. Roelle, unmarried, and Angela A. Roelle, n.k.a. Angela A. Collins, unmarried, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25TH DAY OF APRIL, 2006.

Commission expires:

Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Return to:
Advantage Title
3735 N. Mt Juliet Rd #202
Mt Juliet TN 37122