Davidson County DEEDWARR
Recvd: 06/07/06 11:21 2 pgs
Fees:13.00 Taxes:769.60

20060607-0067516

WARRANTY DEED

B-KW-06-3107

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-17-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey W. Rollins	New Owner (NAME)	
3107 Knobdale Road		84-12-23
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEBRA M. APPLE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY W. ROLLINS AND WIFE, KIRSTEN ROLLINS, hereinafter called the Grantee(s), 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 7, LINCOYA HILLS, as shown on plat of record in Plat Book 1835, Page 91, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed to Debra M. Apple from James Richard Apple as recorded on the 5th day of October, 2005 in Instrument No. 20051005-0119932; Quitclaim Deed to James D. Moreland and wife, Mary C. Moreland from James R. Apple and wife, Debra Apple as recorded on the 19th day of August, 1986 in Book 6953, Page 80 and Warranty Deed to D. Moreland and wife, Mary C. Moreland and James R. Apple and wife, Debra Apple from Michael D. Baron and wife, Nancy H. Baron as recorded on the 21st day of May, 1986 in Book 6863, Page 408, in the Register's Office of 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 3107 Knobdale Road, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 2nd day of June, 2006.

Debra M. Apple

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra M. Apple, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of June, 2006.

Rudy B. Mitchell
Notary Public

My Commission Expires: 6-17-07

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903