WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/06 11:11 2 pgs
Fees:13.00 Taxes:514.57

20060919-0115840

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,072.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th of September, 2006

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Roth	Homecomings Financial Network, Inc.	108-8-82
(NAME)	(NAME)	
3301 White Pine Drive	800 Corporate Drive, Suite 424	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Ft. Lauderdale, FL 33334	
(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, Carolyn Gail King, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer Roth and husband, Allan Rodgers, 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. 240 on the Plan of Larchwood, Section Two, Revised , of record in Book 5200, pages 207 and 208, said Register's Office, and described as follows:

Beginning at a point in the northerly margin of Elm Hill Pike, at the common front corner of Lots Nos. 240 and 241; thence with the line between said two lots northerly 140.21 feet to a concrete monument, said point being the common rear corner Lot Nos. 240,241, and 238; thence with the line between Lots Nos. 240, 238 and 239, westerly 150.0 feet to a point in the easterly margin of White Pine Drive; thence with margin of the same southerly 87.60 feet to a concrete monument at the beginning of a curve to the left having a radius of 25 feet; thence around said curve 38.59 feet to a concrete monument in the northerly margin of Elm Hill Pike; thence with the margin of the same, easterly 112.54 feet to the point of beginning.

Being the same property conveyed to Carolyn Gail King, by deed of record in Book 11393, Page 524, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3301 White Pine Drive, 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.

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

SEP. 15. 2006 3:08PM ADVANTAGE TITLE 615-777-2015 NO. 1290 P. 5/7

Witness my hand this 15th day of September, 2006.

Carolyn Gail King

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 Carolyn Gail King with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 2006.

Commission expires: 5-30-07

KRISTIN T. HEDGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007

SEP. 15. 2006 3:08PM ADVANTAGE TITLE 615-777-2015 NO. 1290 P. 6/7