File No. 20070087

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert S. Roslyn Revocable Living Trust	Same	25-13-41.00
(NAME)	(NAME)	
6978 Highfields Farm Cir.		
(ADDRESS)	(ADDRESS)	
Roanoke VA 24018		
(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, William Rodney Landers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert S. Roslyn Revocable Living Trust, 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. 41 on the Plan of Echo Meadows of record in Book 2331, page 64, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Wren Road, said point being the common corners of Lots 41 and 40; thence with the line between said two lots southwestwardly 150 feet to a point; thence southeastwardly 124.5 feet to a point in the westerly margin of Meadow Lark Land; thence continuing with same northwestwardly 175 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet northwestwardly 39.27 feet to a point in the southerly margin of Wren Road; thence continuing with the same westwardly 125 feet to the point of beginning.

Being the same property conveyed to Jimmy Graham, Jr. and William Rodney Landers by deed from Jerry W. Light and wife, Vickie L. Light, dated October 25, 1996 and recorded on October 29, 1996 in Record Book 10240, page 224, Register's Office, Davidson County, Tennessee. Further Being the same property conveyed to William Rodney Landers by deed from Jimmy Graham, Jr., dated September 27, 2002 and recorded on September 27, 2002 in Instrument No. 20020927-0117986, Register's Office, Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/09/07 13:22 2 pgs
Fees:13.00 Taxes:1017.50
20070409-0041807

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

Subject to restrictions of record in Record Book 2447, page 325, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 801 Meadowlark Lane, Goodlettsville, TN 37072

(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 5th day of April, 2007.

William Rodney Landers

File No. 20070087
STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this. 5th day of April, 2007.

Commission expires:
10/07/2009

Notary Public

