Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

The actual consideration or value, whichever is greater, for this transfer is $355,000.00 .

Affiant

Subscribed and sworn to before me this 30th day of April, 2007.

Notary Public
My Commission Expires 04/22/09

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

Davidson County DEEDWARR
Recvd: 05/02/07 12:50 2 pgs
Fees:13.00 Taxes:1313.50
**20070502-0052495**

07-0924

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Richard T. Roher | Same As Owner | 128-10-A |
| 8016 Pine Forest Drive | | 23.00CO |
| Nashville, TN 37221 | | |

## WARRANTY DEED

For and in 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 **John D. Sexton and wife, Amanda Robinson Sexton**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard T. Roher and wife, Carolyn Joyce Roher**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee being Lot No. 57 on the Plan of Pine Forest, Section One, of record in Plat Book 9700, Pages 712 and 713, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to John D. Sexton and wife, Amanda Robinson Sexton by deed from Rob Weatherford and wife, Karen Weatherford, dated June 9, 2004, of record in Instrument No. 20040609-0068322, said Register's Office for Davidson County, Tennessee.**

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

This is improved property located at **8016 Pine Forest Drive, Nashville, TN 37221.**

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 30th day of April, 2007.

John D. Sexton

Amanda Robinson Sexton
By John D. Sexton
Atty in Fact

**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 **John D. Sexton**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of April, 2007.

Notary Public

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 04/22/09

**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 John D. Sexton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Amanda Robinson Sexton and that he is authorized by Amanda Robinson Sexton to execute this instrument on her behalf.

Witness my hand and seal at 3326 Aspen Grove Drive, Franklin, Tennessee, 37067, this 30th day of April, 2007.

Notary Public at Large

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4/22/09