**WARRANTY DEED**

Davidson County DEEDWARR
Recvd: 06/04/07 08:20 2 pgs
Fees:13.00 Taxes:417.73

20070604-0065571

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF **May, 2007**

Notary Public

MY COMMISSION EXPIRES: 1-24-09
(AFFIX SEAL)

SANDRA BURKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

# WARRANTY DEED

*This Instrument Prepared By:*
Commerce Union Title, LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Vanessa Young** | SAME | **05202009300** |
| (NAME) **632 Carmel Ave** | (NAME) | |
| (ADDRESS) **Madison,TN 37115** | (ADDRESS) | |
| (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, **Diana L. Roth and Kirk D. Roth, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vanessa Young,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEING THE EASTERLY 20 FEET OF LOT 14, ALL OF LOT 15 AND THE WESTERLY 30 FEET TO LOT 16 IN BLOCK "C" ON THE MAP OF RAINBOW TERRACE SUBDIVISION, AS OF RECORD IN BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT AND PARTS OF SAID LOTS ADJOIN AND FRONTS TOGETHER 100 FEET ON THE SOUTHERLY SIDED OF CARMEL AVENUE AND RUN BACK BETWEEN PARALLEL LINES 145 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO DIANA L. ROTH, A MARRIED WOMAN BY WARRANTY DEED FROM ANGELEAN STRANGE, AN UNMARRED WOMAN, RECORDED ON THE 8TH DAY OF MAY, 2000 IN INSTRUMENT NO. 200005080046370, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

KIRK D. ROTH, SPOUSE OF DIANA L. ROTH, JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS MARITAL INTEREST TO SAID PROPERTY.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **632 Carmel Ave, Madison, TN 37115**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **May, 2007**.

Diana L. Roth

Kirk D. Roth

**STATE OF Tennessee**

**COUNTY OF Davidson**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Diana L. Roth and Kirk D. Roth**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this 5/30/2007.

NOTARY

MY COMMISSION EXPIRES: 3/21/2011

