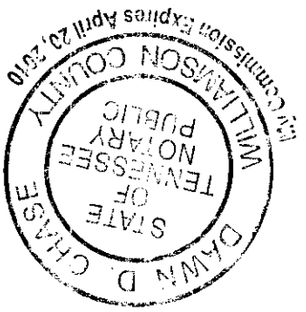
RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 4/20/10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Roddy and Heidi Roddy	Vision Mortgage Professionals	
(NAME)	(NAME)	
4600 Rockland Trail	155 Legends Drive, Suite P	Map 175-04-0
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Lebanon, TN 37087	Parcel 003
(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, **FERNANDO CORREA and wife, ELSA PEREZ**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOSHUA RODDY and HEIDI RODDY, husband and wife**, 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:

Being Lot No. 53 on the Plan of Hickory Woods Estates, Section A, of record in Plat Book 6900, Page 511, as corrected by Surveyor's Certificate of Correction (to reflect a change of street name) of Record in Book 7582, Page 167, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Fernando Correa and wife, Elsa Perez by Warranty Deed from William J. Mroz, unmarried, dated December 2, 2004, of record December 6, 2004 in Instrument No. 20041206-0144519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4600 Rockland Trail, Antioch, TN 37013

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.

Davidson County DEEDWARR
Recvd: 08/21/07 12:32 2 pgs
Fees:13.00 Taxes:526.88
20070821-0100075

Witness our hands this 10th day of August, 2007.

Fernando Correa

Elsa Perez

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 Fernando Correa and Elsa Perez, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 10th day of August, 2007.

Commission expires:

Notary Public

