WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/11/07 10:31 2 pgs
Fees:13.00 Taxes:325.60

20070911-0108870

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Roger J. Rotoni
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Jacqueline G Brown
Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

JACQUELINE G. BROWN NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Rodney M. Scott, Attorney, 12 Public Square, Murfreesboro, TN 37130, from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roger J. Rotoni	Countrywide Bank, FSB	071-15-O-139.00
(NAME)	(NAME)	
1335 Meridian Dr.	801 Crescent Centre Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(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, **Raymond Lee McAfee and wife, Sherry McAfee**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger J. Rotoni, a married man and Roger D. Rotoni, unmarried**, HEREINAFTER CALLED THE GRANTEE, HIS 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 Lots No. 389 and 390 on the Plan of The Highland Land Company's Subdivision, of record in Plat Book 421, page 14, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Raymond Lee McAfee, Married, by Deed from Richard H. Baxter et ux Mary R. Baxter, dated May 6, 2005, filed of record on May 16, 2005, at Instrument No. 20050516-0054783, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 421, page 14, in the aforesaid Register's Office; and the 2007 County Taxes.

unimproved ☐

This is improved ☒ property, known as 1335 Meridian Dr., Nashville, TN 37206
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 16th day of August, 2007.

Raymond Lee McAfee

Sherry McAfee

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Raymond Lee McAfee and wife, Sherry McAfee, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the foregoing instrument for the purposes therein contained as their free act and will.

Witness my hand and official seal at Franklin, Tennessee this 16th day of August, 2007.

Commission expires:

Jacqueline G Brown

Notary Public

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE