WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Roddick	SAME	**158-3-31**
Sherri Elizabeth Roddick		
(NAME)	(NAME)	
1202 Woodland St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Annetta Sykes, Janice Routon, and Eugene McCloud, the sole heirs-at-law of Katherine Jeanette McCloud**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Roddick and Sherri Elizabeth Roddick, 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. 76 on the Plan of Hillsboro Park, Section II, of record in Plat Book 2331, Pages 61 and 62, Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Katherine Jeanette Simmons McCloud by Quitclaim Deed from Harold Reeves, Trustee, of record in Book 8962, Page 492, Register's office for Davidson County, Tennessee, the said Katherine Jeanette Simmons McCloud having died intestate on June 4, 2007. Her sole heirs-at-law, named above, include her husband, Eugene McCloud and her two adult daughters, Annetta Sykes and Janice Routon. See the Affidavit of Heirship executed by Mary E. Bessent which is being recorded contemporaneously with this deed. # 20071017-0123240

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's office.

unimproved ☐

This is improved ☒ property, known as **6124 Gardendale Drive, Nashville, TN 37215**

(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 our hands this 15th day of October, 2007.

Please note signatures on separate pages

Davidson County DEEDWARR
Recvd: 10/17/07 13:30 4 pgs
Fees:23.00 Taxes:1424.50

20071017-0123241

Annetta Sykes

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annetta Sykes, one of the sole heirs-at-law of Katherine Jeanette McCloud, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Orlando, Florida this 12th DAY OF OCTOBER, 2007.

Commission expires:

MELINA A. DEPEDRO-OTTO
Notary Public - State of Florida
My Commission Expires Dec 8, 2010
Commission # DD 620270
Bonded Through National Notary Assn.

Notary Public

Janice Routon

STATE OF Tennessee
COUNTY OF Carroll/Henry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Routon, one of the sole heirs-at-law of Katherine Jeanette McCloud, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Regions Bank Paris, TN this 12 DAY OF OCTOBER, 2007.

Commission expires:

TRACY B. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CARROLL

Tracy B. Thomas
Notary Public

Eugene McCloud

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 Eugene McCloud Routon, one of the sole heirs-at-law of Katherine Jeanette McCloud, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th DAY OF OCTOBER, 2007.

Commission expires:

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011