File No. 271200450

WARRANTY DEED

SAMUEL BENJAMIN DREILING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 12, 2010

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-12-2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick David Roettger Jr.	Frederick David Roettger Jr.	02507004000
(NAME)	(NAME)	
404 Rosehill Court	404 Rosehill Court	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHARLES P. DAVIS, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FREDERICK DAVID ROETTGER JR.**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a part of Lot No. 48 on the Plan of Ranchwood Estates, Section III, as of record in Book 3300, Page 59, in the Register's Office for said County.

Said part of Lot No. 48 fronts 85.0 feet on the Easterly side of Rosehill Court and extends back between the original lot lines; the Northerly line being 284.2 feet and the Southerly line being 284.2 feet to a dead line in the rear.

Being the same property conveyed to Charles P. Davis by Warranty Deed from Marilynn Annette Bennett, Marion McDonald Seder, Mary Cecelia O'Neal, Rebecca Jean Igleheart and Margaret Rose Graham of record in Instrument No. 20071109-0132484, Register's Office for Davidson County, Tennessee, dated November 7, 2007.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for the year 2008, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth per Plat Book 3300, Page 59, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 404 Rosehill Court, Goodlettsville, TN 37072
(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(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Davidson County DEEDWARR
Recvd: 03/03/08 11:48 2 pgs
Fees:13.00 Taxes:481.00

20080303-0020785

Witness my/our hands this 27th day of February, 2008.

Charles P. Davis

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Charles P. Davis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of February, 2008.

Commission expires: 6-12-2010

Notary Public

SAMUEL BENJAMIN DREILING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 12, 2010

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Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064