File No. 20080111

WARRANTY DEED

Sumner Title & Escrow Company, Inc.
North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/02/08 10:56 2 pg
Fees:13.00 Taxes:2442.00

20080602-0055690

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KATHLEEN TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires January 17, 2012

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn A. Roark	Shawn A. Roark	178 00 0 071.00
(NAME)	(NAME)	
3 Fox Vale Lane	3 Fox Vale Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Gary Doney and wife, Susan M. Doney, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cindy Roark and Shawn A. Roark, married, 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:

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 2 of Fox Hollow Farms and shown as Lot 2 Fox Hollow Farms of record in Instrument No. 20041005-0119534, said Register's Office.

Being the same property conveyed to Gary Doney and wife, Susan M. Doney by deed from Timothy E. Drowns and wife, Christine M. Drowns, dated November 17, 2006 and in Instrument Number 20061120-0143848, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 8960, page 252, Book 9048, page 590, Book 9052, page 433, Book 9137, page 784, Book 9340, page 579, Book 9400, page 936, Book 9772, page 401, Book 9454, page 59, Book 9648, page 407, Book 9892, page 743, Book 9981, page 497, Book 10112, page 348, Book 10173, page 415, Book 10675, page 549, Book 10940, page 193 & 200, and Instrument Number 20020103-0001120, said Register's Office.

Subject to easement(s) of record in Book 9340, page 585, Book 8916, page 345, Book 8960, page 247, Book 9052, page 433, Book 9137, page 784, and Book 9305, Page 487, said Register's Office.

unimproved ☐

This is improved ■ property, known as 3 Fox Vale Lane, Nashville, TN 37221

(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.

File No. 20080111
Witness our hands this ____ day of May, 2008.

Gary Doney

Susan M. Doney

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Doney and wife, Susan M. Doney, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2008.

Commission expires:

DEBBIE A. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires May 12 2009

Notary Public