Davidson County DEEDWARR
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Fees:13.00 Taxes:510.60
20080602-0055761

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-08400242

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
29TH day of MAY, 2008

Notary Public

MY COMMISSION EXPIRES: 6/29/2010

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KRISTINA ROSS 5938 COLCHESTER DRIVE HERMITAGE, TN 37076	COUNTRYWIDE BANK 1199 N. Fairfax St.#500 Alexandria, VA 22314	087-05-0A-062.00

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,

FRANK RODDY and wife, MARCELLA RODDY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KRISTINA ROSS

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. 88, Resubdivision of Lots 88 and 89, Farmingham Woods, Phase II, Section I, as of record in Plat Book 7900, page 417, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Frank Roddy, married, by Warranty Deed from David Flanagan, Jr., unmarried, dated 2-28-06 and recorded 3-7-06 in Instrument Number 20060307-0026246, Register's Office for Davidson County, Tennessee.

The undersigned Marcella Roddy, wife of Frank Roddy joins in the execution of this instrument for the purpose of conveying to the Grantees all of his right, title, claim and interest in and to the above described property but not limited to, his homestead, dower, and any other marital rights.

This is improved (X) property known as **5938 COLCHESTER DRIVE, HERMITAGE, TN 37076**
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 29TH day of MAY, 2008.

Frank Roddy by Jamie Milele, Attorney in fact
FRANK RODDY BY JAMIE MILELE, ATTORNEY IN FACT

Marcella Roddy by Jamie Milele, Attorney in fact
MARCELLA RODDY BY JAMIE MILELE, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal at _____, Tennessee, this 30 day of MAY, 2008.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2008.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 29TH day of May, 2008, before me personally appeared Jamie Milele to me known to be the person who executed the foregoing instrument in behalf of Frank Roddy and Marcella Roddy as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Frank Roddy and Marcella Roddy.

Witness my hand and official seal at Smyrna, Tennessee, this the 29TH day of May, 2008.

Commission Expires:_____ _____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010