WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 279,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25th** DAY OF **June, 2008** Notary Public MY COMMISSION EXPIRES: 1-10-10 (AFFIX SEAL)

Return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 08-060023

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick D. Rowland	ERA Mortgage	**126-16A-185.00CO**
(NAME) **316 Goldenrod Court**	(NAME) 3000 Leadenhall Rd.	Davidson County DEEDWARR Recvd: 06/30/08 12:54 2 pgs Fees:13.00 Taxes:999.00
(ADDRESS) **Nashville,TN 37221**	(ADDRESS) Mt. Laurel, NJ 08054	20080630-0067143
(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, **Melvin Rod Villiere, Jr. and Kenneth W. Jones,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick D. Rowland and wife, Mandy M. Rowland,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 79 ON THE PLAN OF RIVERWALK, PHASE 1A, SECTION 1, AND PHASE 1B, SECTION 1, A PLANNED UNIT DEVELOPMENT, AS OF RECORD UNDER INSTRUMENT NO. 20021022-0129510, 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 BY WARRANTY DEED FROM JASON E. ROWELL AND MARYE B. ROWELL, HUSBAND AND WIFE TO KENNETH W. JONES, AN UNMARRIED MAN AND MELVIN ROD VILLERE, JR., AN UNMARRIED MAN AS RECORDED ON THE 1ST DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060201-0012393 AND SPECIAL WARRANTY DEED FROM TURNBERRY HOMES, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY TO JASON E. ROWELL AND MARYE B. ROWELL, HUSBAND AND WIFE AS RECORDED ON THE 27TH DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031027-0157720, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **316 Goldenrod Court, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **25th** day of **June, 2008**.

Melvin Rod Villiere, Jr.

Kenneth W. Jones

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Melvin Rod Villiere, Jr. and Kenneth W. Jones**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6/25/2008.

NOTARY Kelly Ann Callaghan

MY COMMISSION EXPIRES: July 19, 2008

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Comm. Expires
July 19, 2008