WARRANTY DEED	STATE OF TN COUNTY OF Rutherford THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2008. Notary Public MY COMMISSION EXPIRES: 5-15-10 AFFIX SEAL

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Megan Bradt, Attorney, 2820 Hazelwood Dr., #85, Nashville, TN 37212 from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Blume	Bank of America	172-12-A-99.00
(NAME)	(NAME)	
117 Peak Hill Cir.	9000 Southside Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Jacksonville, FL 32256	
(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, I, **Marcus L. Roden, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason M. Blume and wife, Katherine A. Blume,** 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 Davidson County, Tennessee being Lot No. 142 on the Plan of Bradford Hills, Section Five, as shown on plat of record in Plat Book 7900, Page 6 amended in Book 7900, Page 287 and 288, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Marcus L. Roden, a married man by Warranty Deed from Barbara D. Cetinske , dated July 25, 2000, filed of record on August 9, 2000, in Instrument No. 20000890-078895, in the aforesaid Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 7900, Page 6, and Easement for sanitary sewer of record in Book 8377, Page 769 and Page 808; HOA Charter of record in Book 8071, Page 520; Open Space Deed of record in Book 8154, Page 304; Covenants, conditions, restrictions, and easements of record in Book 8069, Page 170; Book 8372, Page 901; By-Laws of record in Book 8071, Page 531, in the aforesaid Register's Office; and the 2008 County Taxes.

This being investment property for Marcus L. Roden

unimproved ☐

This is improved ☒ property, known as 117 Peak Hill Circle, Nashville, TN 37211
(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 my hand this 29th day of December, 2008.

Marcus L. Roden

Davidson County DEEDWARR
Recvd: 01/08/09 12:11 2 pgs
Fees:13.00 Taxes:814.00

20090108-0002048

STATE OF TX
COUNTY OF Lamar

Personally appeared before me, a Notary Public of said County and State, Marcus L. Roden, the within named bargainor, 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 foregoing instrument for the purposes therein contained as his/her/their free act and will.

Witness my hand and official seal at Paris, Texas this 29th day of December, 2008.

Commission expires: 6-24-2009

Darlene Offutt
Notary Public

