This Instrument Prepared By:
Greenway Title, Inc.
425 West College Street
Murfreesboro, Tennessee 37130

Return To:

ADDRESS NEW OWNER:
Adam N. McCants
724 Dover Road
Nashville, TN 37211

MORTGAGEE:

SEND TAX BILL TO: First Community Mortgage
1610 S. Church St., Ste. A
Murfreesboro, TN 37130

MAP and PARCEL:
119-12-75

Davidson County DEEDWARR
Recvd: 10/01/09 11:11 3 pgs
Fees:18.00 Taxes:517.63
20091001-0091118

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Scott Roark and Nancy C. Roark, husband and wife,** hereafter called the "GRANTORS", have bargained and sold, and by these presents, does transfer and convey unto **Adam N. McCants, a single man,** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of Lot No. 72, Battlewood, Section One, according to plat and survey of same appearing of record in Plat Book 1835, page 31, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Scott Roark and Nancy C. Roark, husband and wife, by Special Warranty Deed dated April 8, 2009, of record in Record in Instrument #20090427-0037547, said Register's Office.

Subject to all matters of plat as recorded in Plat Book 1835, page 31, said Register's Office.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 724 Dover Road, Nashville, Tennessee 37211.

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", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and 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.

WITNESS my hand this the 29th day of September, 2009.

Scott Roark

Nancy C. Roark

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Scott Roark and Nancy C. Roark,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of September, 2009.

LORI SMITHSON Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 1-23-11

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $139,900.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of September, 2009.

NOTARY PUBLIC
My Commission Expires: 1-23-11

LORI SMITHSON Notary Public At Large RUTHERFORD COUNTY, TN

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward

Notary's Signature

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11