(1)

WARRANTY DEED

RETURN TO:
SECURITY TITLE & ESCROW CO., LLC
5228 NORTH
BILL GARRETT, Davidson County ST. UNIT 6
Trans:T20100018498 DEEDWARR 7174
Recvd: 03/30/10 12:45 2 pgs
Fees:13.00 Taxes:545.75

20100330-0023647

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 3/13/2011 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76 White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Roe Rorick	Flagstar Bank	00700008700
(NAME)	(NAME)	
2224 Tinnin Road	5151 Corporate Dr.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Troy, MI. 48098	
(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, **CHERRYL L. ESCHBACH, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID ROE RORICK AND JENNIFER MARIE MYERS, BOTH UNMARRIED AS JOINT TENANTS WITH SPECIFIC RIGHT OF SURVIVORSHIP**, 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:

A certain tract or parcel of land situated lying and being in the 10th Civil District of Davidson County, Tennessee, and further described and bounded as follows:

Beginning at a point in the center of Tinnin Lane, running thence N. 55 deg. 00' E 37.6 feet to a point in the center of Mansker's Creek said point, common to the westerly line of a tract of land, now in the name of W. H. Slater; thence with the center of said Mansker's Creek, in part with the westerly line of the W. H. Slater tract, and in part with the westerly boundary line of the W. M. Lassiter tract, common to the Davidson County and the Sumner County line, and the meangers, thereof, (4) four courses, as follows: S. 48 deg. 30' E. 340.0 feet S. 26 deg 45' E. 160.0 feet, S. 7 deg. 50' E. 167.5 feet; thence S. 2 deg. 20' E. 291.0 feet, to a point in the center of said Mansker's Creek, running thence S. 61 deg. 00' W. 21.5 feet, to a point in the center of Tinnin Lane thence with Tinnin Lane, common to the center of the same, (8) eight courses, as follows, N. 23 deg. 15' W. 100.0 feet, N. 20 deg. 45' W. 100.0 feet, N. 19 deg. 40' W. 200.0 feet, N. 20 deg. 55' E. 100.0 feet, N. 23 deg. 15' E. 100.0 feet, N. 26 deg. W. 100.0 feet, N. 31 deg. 00' E. 100.0 feet; thence N. 36 deg. 00' W. 100.0 feet the place of beginning containing 2 acres, to be the same more or less.

Being the same property conveyed to David W. Eschbach and wife, Cherryl L. Eschbach by deed from Theodora Pauline Hawthorne of record in Book 5650, Page 670, Register's Office, Davidson County, Tennessee. The said David W. Eschbach now being deceased.

Acreage is for identification purposes only, exact acreage is not intended or insured.

This conveyance is subject to and easement for the right of way of Tinnin Road and for the flow of Mansker Creek.

unimproved ☐

This is improved ☒ property, known as 2224 Tinnin Road, Goodlettsville, TN 37072

(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

Witness my hand this 19th day of March, 2010.

Cherryl L. Eschbach

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Witness my hand and official seal at White House, Tennessee this 19th day of March, 2010.

Commission expires:

5-8-12

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON