AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100027777 DEEDWARR
Recvd: 05/10/10 10:10 2 pgs
Fees:13.00 Taxes:534.65
20100510-0035437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$144,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jonathan Payne** | Churchill Mortgage Corp. | **06106004900** |
| (NAME) | (NAME) | |
| **544 Maplewood Lane** | 761 Old Hickory Blvd. Ste 401 | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | Brentwood, TN 37027 | |
| (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, **Joshua Wade Roark, and wife Amanda Randles Roark**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Payne, and Leslie Payne, husband and wife**, 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 part of Lot No. 3 on the unrecorded Map of D.H. Thompson Lots on Maplewood Lane, more particularly described according to a survey thereof made August 22,1953, and revised September 18, 1954, by Ralph W.C. Lambert, Surveyor, as follows:*

*Beginning at a railroad spike in the center of Maplewood Lane, at the common corner of Lots No. 2 & 3; thence along the line between said two Lots, South 25 degrees 38 minutes West 418.5 feet to a point; thence North 11 degrees 30 minutes East 392.5 feet to the center of Maplewood Lane; thence in an easterly direction along the center of Maplewood Lane, 100 feet to the point of beginning.*

*Being the same property conveyed to Joshua Wade Roark, and wife Amanda Randles Roark by deed dated May 10, 2007 from John Paul Rankin and Shawn Brian Dunn of record in Instrument No. 20070525-0062605. Register's Office for Davidson County, Tennessee.*

unimproved ☐

This is improved ☒ property, known as **544 Maplewood Lane, Nashville, TN 37216**

(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 our hands this **30th day of April, 2010**.

**Joshua Wade Roark**

**Amanda Randles Roark**

STATE OF TENNESSEE

COUNTY OF Sullivan

Before me, the undersigned, of State and County aforesaid, personally appeared **Joshua Wade Roark, and wife Amanda Randles Roark** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Bristol, Tennessee this 30th day of April, 2010.

Commission expires:

**My Commission Exp. Mar. 23, 2013**

C. Jean Bradley

Notary Public

C. JEAN BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY