# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100034765 DEEDWARR
Recvd: 06/08/10 11:09 2 pgs
Fees: 13.00 Taxes: 305.25
20100608-0044396

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $82,500.00.

Affiant

Subscribed and sworn to before me this 3 day of June, 2010

Notary Public
My Commission expires: 7-24-10
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Matthew Kendall Roley | Regions Bank d/b/a Regions Mortgage | 082-08-0-098.00 |
| 840 Seymour Avenue | 2050 Parkway Office Circle | |
| Nashville, TN 37206 | Birmingham, AL 35244 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kimberly Meade Alexander**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Matthew Kendall Roley and Kelly Deanne Roley, husband & wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 8, Block A on the plan of Nashville Trust Company's Subdivision of the A.W. Shryer's Property, of record in Book 843, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Kimberly D. Alexander by deed from Jack Kemp, Secretary of Housing and Urban Development on June 1, 1992 of record in Book 8639, page 930, Register's Office for Davidson County, Tennessee. And further conveyed to Kimberly Meade, married, by deed from Kimberly D. Alexander, unmarried, on June 2, 2004, of record in Instrument Number 20040609-0068160, Register's Office for Davidson County, Tennessee.**

**The said Kimberly Meade is now known as Kimberly Meade Alexander.**

**Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 843, page 25, Register's Office Davidson County, Tennessee.

This is improved property known as: **840 Seymour Avenue, Nashville, TN 37206**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 3, 2010.

**Kimberly Meade Alexander**

BY: Karen Hoff Attorney in Fact
**Karen Hoff, Attorney-in-fact**

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
B-NW-10-0840

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, **Karen Hoff**, appeared with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Kimberly Meade Alexander,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Kimberly Meade Alexander**, the bargainor(s), by the said **Karen Hoff**, as Attorney-in-Fact.

WITNESS my hand and seal, this 3 day of June, 2010.

NOTARY PUBLIC My Commission Expires: 7-24-10

