File No. 210070062

WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) May 6, 2013

BILL GARRETT, Davidson County
Trans: T20100047701 DEEDWARR
Recvd: 08/03/10 12:52 2 pgs
Fees: 13.00 Taxes: 1161.80
20100803-0060994

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey Wisniewski	Community 1st Bank & Trust	172.09-0A-145.00 CO
(NAME)	(NAME)	
832 Banbury Way	501 S. James Campbell Blvd	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Columbia TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, LaRoy R. Roper, III and wife, C. Rachel Roper,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Stacey Wisniewski and husband, Jim Wisniewski,** hereinafter called the grantee(s), 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. 143 on the Final Plat of Section Four, Banbury Crossing, as of record in Instrument 20000114-004987, Instrument 20000114-004988, Instrument 20000114-004989, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to LaRoy R. Roper, III and wife, C. Rachel Roper by Deed dated 10/30/2002 from The Jones Company Custom Homes of Tennessee, Inc. as recorded on 10/31/2002 in Instrument 20021031-0133446, Register's Office for Davidson County, Tennessee.

Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

Subject to all matters as set forth on the plat of record in Instrument 20000114-004987, Instrument 20000114-004988, Instrument 20000114-004989, Register's Office of said County.

Restrictive Covenants of record in Deed Book 10369, Page 48, Amended in Instrument No. 20030728-0105031, Instrument No. 20051020-0126681, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 11187, Page 575, Register's Office of said County.

By-Laws as shown of record in Instrument No. 20020610-0070239, Register's Office of said County

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 832 Banbury Way, Brentwood, TN 37027
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 27th day of July, 2010.

LaRoy R. Roper, III 7/27/10

C. Rachel Roper 7/27/10

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, LaRoy R. Roper, III and C. Rachel Roper, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 27th day of July, 2010.

Commission expires:

Notary Public

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

File Number: 210070062

RETURN TO: