WARRANTY DEED

AT-2011000

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of January, 2011.

(Affix Seal) Notary Public

My Commission Expires: 6-12-14

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Douglas H. Roderick	Home Savings of America	096.10-0-292.00
618 Templewood Drive	11020 David Taylor Drive, #210	
Nashville, TN 37214	Charlotte, NC 28262	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Beverly J. Kaatrude**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Douglas H. Roderick, a married man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

BEING Lot No. 624 on the Plan of Cloverhill, Section VIII, of record in Plat Book 2331, pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Beverly J. Kaatrude from Jennifer Brown, f/k/a Jennifer Patterson, and husband Brodie Brown by Warranty Deed dated June 3, 2005 and recorded June 6, 2005 in Instrument #20050606-0064508, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 618 Templewood Drive, Nashville, TN 37214.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 hand(s) this 27th day of January, 2011

Beverly J. Kaatrude

Beverly J. Kaatrude

STATE OF Florida
COUNTY OF Citrus

BILL GARRETT, Davidson County
Trans:T20110006083 DEEDWARR
Recvd: 01/31/11 12:53 1 pgs
Fees:13.00 Taxes:431.05
20110131-0008609

Personally appeared before me, Jessica Holcomb, a Notary Public in and for said County and State, the within named Beverly J. Kaatrude, 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 _____, _____, this 27th day of January, 2011.

Notary Public
My Commission Expires: _____

JESSICA HOLCOMB
Commission DD 796014
Expires June 8, 2012
Bonded Thru Troy Fain Insurance 800-385-7019