WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110014382 DEEDWARR
Recvd: 03/10/11 09:12 2 pgs
Fees:13.00 Taxes:636.40
20110310-0019067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-17-14
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristy Lynn Roll	Fifth Third Mortgage Company	126150b00200co
(NAME)	(NAME)	
7009 Lexington Pointe	5050 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Cincinnati, OH 45263	
(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, Victor Hazelwood as Trustee of Lexington Pointe 7009 Reinvestment Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristy Lynn Roll and Justin Lee Roll WIFE + HUSBAND 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Lexington Point Subdivision Section One, a Planned Unit Development of record in Plat Instrument No. 20000830-0085624, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Victor Hazelwood, as Trustee of 7009 Lexington Pointe Reinvestment Trust, by deed of record in Instrument No. 20100902-0069893, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 7009 Lexington Point, nashville, TN 37221

(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 my hand this 7th day of March, 2011.

Victor Hazelwood as Trustee of Lexington Pointe 7009 Reinvestment Trust

By: _____ Trustee

Victor Hazelwood as Trustee of Lexington Pointe 7009 Reinvestment Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Victor Hazelwood with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of 7009 Lexington Pointe Reinvestment Trust and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of 7009 Lexington Pointe Reinvestment Trust by himself as Trustee.

Witness my hand and official seal at Nashville, Tennessee this 7th day of March, 2011.

Commission expires:

_____
Notary Public

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

RETURN TO:
Rudy Title & Escrow
Cool Springs Office
1896 General George Patton Drive
Franklin, TN 37067