Warranty Deed

BILL GARRETT, Davidson County
Trans:T20110032984 DEEDWARR
Recvd: 06/02/11 15:42 2 pgs
Fees:13.00 Taxes:1087.80
20110602-0042320

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $294,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2011.

Notary Public

My commission expires: 01/07/2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Courtney L. Gebeau Shannon Grogan	SunTrust Mortgage, Inc.	Map: 142-16-A
616 Dorshire Lane	401 Commerce Street, Suite 6100	Parcel: 27.00C0
Nashville, TN 37221	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TODD JOHNSON ROLAPP AND WIFE HEATHER ELLSWORTH ROLAPP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COURTNEY L. GEBEAU AND WIFE SHANNON GROGAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 27 on the Plan of Phase One, Devon Park, as of record in Book 5200, pages 670 - 672, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Todd Johnson Rolapp and wife Heather Ellsworth Rolapp by deed from William O. Greene and wife Catherine R. Greene of record in Book 10215, page 926, Register's Office for Davidson County, Tennessee, dated September 30, 1996.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 616 Dorshire Lane, Nashville, TN 37221.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

DR
JHR

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of May, 2011.

Todd Johnson Rolapp

Heather Ellsworth Rolapp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Todd Johnson Rolapp and Heather Ellsworth Rolapp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of May, 2011.

Notary Public

My Commission Expires:

