WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/11 12:41 3 pgs
Fees:18.00 Taxes:536.13
20110914-0071302

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-10-2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Meredith J. Roth	Primary Residential	13313011900
(NAME)	(NAME)	
518 Elaine Drive	4750 West Wiley Post Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Salt Lake City, UT 84116	
(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, **B.F. Peyton, Married and Ann Hill, Married**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Meredith J. Roth and Steven L. Roth, Wife and Husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 65, Plan of ABBAY HALL, Section I, as shown by plat appearing of record in Plat Book 2331, Page 18, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to B.F. Peyton, Married and Ann Hill, Married by QuitClaim Deed from Marguerite Vaught Peyton, Widow dated 05/20/2002 of record in Instrument No. 20020522-0062591, Register's Office for Davidson County, Tennessee.

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

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 518 Elaine Drive, Nashville, TN 37211
(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/or 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/or 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 our hands this 25th day of August, 2011.

B. F. Peyton
B.F. Peyton

Ann Hill by Carol Davidson
Ann Hill by Carol Davidson, Attorney in Fact
Attorney-in-fact

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **B.F. Peyton**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of August, 2011.

Notary Public
My Commission Expires: 10-19-13

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

State of Tennessee
County of Rutherford

On this 25th day of August, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Carol Davidson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **Ann Hill**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of a Power of Attorney of record in **Record Book _____, Page _____**, Register's Office of Davidson County, Tennessee.

20110914-0071301

Witness my hand and official seal this 25th day of August, 2011.

Notary Public
My Commission Expires: 10-19-13

RETURN TO:
Stewart Title Company Tennessee Division
695 President Place, Ste 202
Smyrna, TN 37167

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dawn D Chase

Signature

State of TN

County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Laurie M Harris

Notary's Signature

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).