11-1-240

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20110082881 DEEDWARR
Recvd: 12/30/11 14:14 2 pgs
Fees:13.00 Taxes:1424.50
20111230-0102316

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of December, 2011 by and between **Rigid Development, Inc.**, hereinafter referred to as GRANTOR, and **Paul Hamilton Roper and Janna Sallade Roper, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Williams First Addition to Edgefield, now East Nashville, as shown on plat of record in Plat Book 21, page 45, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

This conveyance is subject to the following:

All matters appearing on the plan of J S Williams Addition to Edgefield, of record in Plat Book 21, Page 45, Register's Office for said County.

Being the same property conveyed to Rigid Development, Inc. by Warranty Deed from Robert D. Earp and Jennifer M. Earp, husband & wife dated August 5, 2011 and recorded August 30, 2011 of record in Instrument No. 20110830-0067045 Registers Office for Davidson County, Tennessee. Previously being the same property conveyed to Robert D. Earp and Jennifer M. Earp, husband and wife, by Warranty Deed from John B. Hussey, dated July 18, 2008, recorded July 28, 2008, of record in Instrument 200807280076754, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 715 Boscobel Street, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Rigid Development, Inc.

By: _____
Brent Craig, President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared **Brent Craig** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Rigid Development, Inc.**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Franklin TN, this the 20th day of December, 2011.

Notary Public
My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Paul Hamilton Roper and Janna Sallade Roper
715 Boscobel Street,
Nashville, TN 37206

Send Tax Statements to:
Pinnacle National Bank
~~150 3rd Ave S. Ste 900~~
Nashville TN 37201

Map & Parcel 082.16-0-304.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $385,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of December, 2011.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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