WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120016563 DEEDWARR
Recvd: 03/06/12 14:20 2 pgs
Fees:13.00 Taxes:1048.58
20120306-0019672

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$283,400.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-22-16

(AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole M. Hannewald	Churchill Mortgage Corp.	
(NAME)	(NAME)	
4106 Oriole Place	7161 Old Hickory Blvd. Ste. 400	**Map 131-3**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Brentwood, TN 37027	**Parcel 78.00**
(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, **ALBERT TAYLOR ROACH AND WIFE, TOMMIE SUE ROACH** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICOLE M. HANNEWALD, unmarried,** 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 part of Lot No. 20 on the Plan of Birdhaven, of record in Plat Book 1130, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Albert Taylor Roach, married by Quitclaim Deed from Albert C. Roach and wife, Beth L. Roach, filed for record December 15, 2008 in Instrument No. 20081215-0119824, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1130, page 30, said Register's Office; and (c) Restrictive covenants contained in Book 1165, page 562, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **4106 Oriole Place, Nashville, TN 37215**

(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 our hands this 2nd day of March, 2012.

Albert Taylor Roach

Tommie Sue Roach

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Albert Taylor Roach and Tommie Sue Roach**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of March, 2012.

Commission expires:



Notary Public