WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120024375 DEEDWARR
Recvd: 04/04/12 09:38 2 pgs
Fees:13.00 Taxes:451.40
20120404-0028455

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-7-2012

(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
Rustee Lyn Ray	New Owner	16108006300
(NAME)	(NAME)	
371 Brewer Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Betty Roland a/k/a Betty S. Roland, Trustee of u/a/d October 14, 1997 of the Roland Joint Revocable Living Trust Agreement a/k/a the James Roland or Betty Roland Joint Revocable Living Trust Agreement u/a/d October 14, 1997**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rustee Lyn Ray, Trustee of The Rustee Lyn Ray Living Trust uad December 19, 2000**, 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 Lot No. 83 on the plan of SOUTHWOOD, of record in Plat Book 2663, Pages 125-126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot. Being more particularly described as follows:

Beginning at a point in the southwesterly margin of Byrne Drive at the corner of Lots 82 and 83; thence with the line between said lots southwesterly 149.94 feet to a corner of Lot 84; thence with the line between Lots 83 and 84, northwesterly 164.72 feet to the southeasterly margin of Brewer Drive; thence with the margin of the same, northeasterly 85 feet to the beginning of a curve; thence around said curve, easterly 36.68 feet to the margin of Byrne Drive; thence with the margin of the same, southeasterly 120.33 feet to the point of beginning.

Being the same property conveyed to James G. Roland and Wife, Betty S. Roland, Trustees U/A/D Oct. 14, 1997 of the Roland Joint Revocable Living Trust Agreement by QuitClaim Deed from James G. Roland, Jr. and wife, Betty S. Roland, dated 10/14/1997 and filed for record on 10/15/1997 in Book 10645, Page 845, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James G. Roland, Jr. and Wife, Betty S. Roland by Deed from Hillview Company, dated 08/19/1960 and filed for record on 08/24/1960 in Book 3127, Page 153, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 2904, page 51, Register's Office for Davidson County, Tennessee.

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 371 Brewer 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 my hand this 2nd day of April, 2012.

BETTY ROLAND A/K/A BETTY S. ROLAND, TRUSTEE OF U/A/D OCTOBER 14, 1997 OF THE ROLAND JOINT REVOCABLE LIVING TRUST AGREEMENT A/K/A THE JAMES ROLAND OR BETTY ROLAND JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D OCTOBER 14, 1997

Betty Roland AKA Betty S. Roland, Trustee

Betty Roland aka Betty S. Roland
Sole Capacity as Trustee

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Betty S. Roland** with whom I am personally acquainted and who proved himself/herself to be the **Trustee in full capacity for James G. Roland and Wife, Betty S. Roland, Trustees U/A/D Oct. 24, 1997 of The Roland Joint Revocable Living Trust Agreement** , the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2012.

Notary Public
My Commission Expires: 10-19-13

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

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