BILL GARRETT, Davidson County
Trans:T20120027845 DEEDWARR
Recvd: 04/17/12 13:15 2 pgs
Fees:13.00 Taxes:717.05
20120417-0032734

WARRANTY DEED

JANE GRAZER RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,798.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **13th** day of **April, 2012**

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Lawyer and Lynn V. Lawyer	Same address	172040A11300CO
(NAME)	(NAME) as new owner	
1497 Timber Ridge Circle		
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John Roiniotis, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Timothy Lawyer and wife, Lynn V. Lawyer**, 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 Lot No. 41, on the Plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands) as shown on Plat of record in Instrument Number 20010920-0101749, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John Roiniotise and Galadriel A. Edwards, both unmarried, by deed from Mathew G. Serotsky and wife, Dorothy S. Serotsky, of record in Instrument No. 20061005-0123788, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20101110-0090313, said Register's Office, Galadriel A. Edwards, unmarried, conveyed all of her right, title and interest in subject property to John Roiniotis, unmarried.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1497 Timber Ridge Circle, Nashville, TN 37211

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, has 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 **13th** day of **April, 2012**

John Roiniotis by Diane Crawford his Attorney in Fact

John Roiniotis by Diane Crawford his Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John Roiniotis, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20120417-0032733, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of John Roiniotis, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 13th day of April, 2012.

Laurie M Harris
Notary Public

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC LAURIE M. HARRIS

My Commission Expires:

12-10-2012