BILL GARRETT, Davidson County
Trans:T20120045510 DEEDWARR
Recvd: 06/20/12 11:17 2 pgs
Fees:13.00 Taxes:1998.00

20120620-0054027

39B

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

JORETTA F. AVERITT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

G-AVE-12-255

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Snowden	SunTrust Mortgage, Inc.	
255 Lauderdale Road (ADDRESS)	901 Semmes Avenue (NAME) (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	103-12-91.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KAREN D. ROACH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL A. SNOWDEN AND WIFE, ALICIA K. MORGANS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 29 OF BLOCK 1, ON THE PLAN OF CHEROKEE PARK, SECTION II, OF RECORD IN BOOK 547, PAGES 175 AND 176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS FOR DRIVEWAY PURPOSES AS CONTAINED IN EASEMENT OF RECORD AS INSTRUMENT NO. 20051012-0123026, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ERIC P. ROACH, UNMARRIED TO KAREN D. ROACH, UNMARRIED AS RECORDED ON THE 20TH DAY OF JULY, 2010 IN INSTRUMENT NO. 20100720-0056580 AND WARRANTY DEED FROM LAURIE A. KELLEY TO ERIC P. ROACH AND WIFE, KAREN D. ROACH AS RECORDED ON THE 12TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051012-0123027, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 547, PAGES 175 AND 176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 255 Lauderdale Road, Nashville, Tennessee 37205
(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 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 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/our hand(s) this 18th day of June, 2012.

Karen D. Roach

STATE OF Tennessee
COUNTY OF Davidson

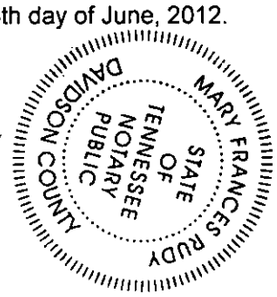
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen D. Roach, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of June, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903