WARRANTY DEED

BILL CARRETT, Davidson County
Trans:T20120061183 DEEDWARR
Recvd: 08/16/12 10:59 2 pgs
Fees:13.00 Taxes:869.50
20120816-0073458

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Jessie Clinard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2012.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael T. Rophael and wife, Mary T. Rophael	New Owner	173090A570.00co
(NAME)	(NAME)	
9063 Rigden Mill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I, Jerry D. Kissner and wife, Ruth Angela Kissner, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL T. ROPHAEL AND WIFE, MARY T. ROPHAEL, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 544 as shown on the Plan of Section One, Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed by Quitclaim Deed dated November 20, 2007 to Jerry D. Kissner from Carrie Beth Kissner of record in Instrument No. 20071121-0136346. Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2012 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF SECTION ONE, PHASE EIGHT, LENOX VILLAGE OF RECORD AS INSTRUMENT NO. 20060824-0104608, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO RESTRICTIONS, EASEMENTS, ETC. OF RECORD AFFECTING SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 9063 Rigden Mill 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 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 my hand this 26th day of July, 2012.

Jerry D. Kissner
Jerry D. Kissner

By: Jessie Clinard
Jessie Clinard, Attorney-in-Fact
Attorney in Fact

Ruth Angela Kissner
Ruth Angela Kissner

By: Jessie Clinard
Jessie Clinard, Attorney-in-Fact
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Jessie Clinard, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Jerry D. Kisner and wife, Ruth Angela Kissner, acting as that person's agent and attorney in fact, and the said Jessie Clinard acknowledged that she executed the foregoing instrument as agent and attorney in fact for Jerry D. Kisner and wife, Ruth Angela Kissner for the purposes therein contained.

WITNESS my hand and seal, this 26th day of July, 2012.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, Deanie L. Gregory

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

