THIS INSTRUMENT PREPARED BY:
Curphey & Badger Law
28100 US Hwy 19 North, Suite 300
Clearwater, FL 33761

New Owner(s) Address and mail tax statements to:
Kelly Roeder & Matthew Roeder
1913 Whiterock Bend
Chesapeake, VA 23320

Property Tax ID#: 16206015000
File #: 14717524-MTA

Davidson County DEEDWARR
Recvd: 11/14/12 08:31 4 pgs
Fees:22.00 Taxes:0.00
20121114-0104594

WARRANTY DEED

This instrument, made and entered into on this the 30 day of October, 2012, by and between KELLY ROEDER, f/k/a KELLY GIBSON, a married woman, who acquired title as an unmarried woman, herein joined by her spouse, MATTHEW ROEDER, as Grantors, and KELLY ROEDER and MATTHEW ROEDER, wife and husband, whose address is 1913 Whiterock Bend, Chesapeake, VA 23320, Grantees.

Witnesseth:

That for and in consideration of the sum of $ 0.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

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. 100 ON THE PLAN OF FAIR OAKS, SECTION TWO, OF RECORD IN BOOK 4460, PAGES 52 AND 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PARCEL CONVEYED TO KELLY GIBSON FROM MELVIN WELDNER AND TERESA WELDNER, BY VIRTUE OF A DEED DATED 11/20/2006, RECORDED 12/05/2006, AS INSTRUMENT NO. 20061205-0149680, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

ASSESSOR'S PARCEL NO: 16206015000
Property Address: 210 Townes Drive, Nashville, TN 37211

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantors covenant with the Grantee, Grantors' successors and assigns, that Grantors are lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantors, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

Recording requested by: LSI
When recorded return to :
Custom Recording Solutions
5 Peters Canyon Road Suite 200
Irvine, CA 92606 W14717524
800-756-3524 Ext. 5011

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

Witness

Printed Name

Witness

Printed Name

Kelly Roeder FKA Kelly Gibson
KELLY ROEDER, f/k/a KELLY GIBSON

Matthew Roeder by Kelly Roeder
MATTHEW ROEDER As Attorney in fact

STATE OF ~~TENNESSEE~~ Virginia }
COUNTY OF Chesapeake }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainers, KELLY ROEDER, f/k/a KELLY GIBSON and MATTHEW ROEDER, with whom I am personally acquainted, (or whose identity were proven to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 30th day of October, 2012.

Notary Public
My Commission Expires 31st May 2015

DEBBIE L CLOSE
Notary Public - Reg. # 7088697
Commonwealth of Virginia
My Commission Expires May 31, 2015

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the _____ day of _____, 2012.

Notary Public
My Commission Expires:

Name and Address of Property Owner:

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Loan # : 120709989

Exhibit A

LEGAL DESCRIPTION

The following described property:

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. 100 on the Plan of Fair Oaks, Section Two, of Record in Book 4460, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same parcel conveyed to Kelly Gibson from Melvin Weidner and Teresa Weidner, by virtue of a Deed dated 11/20/2006, recorded 12/5/2006, as Instrument No. 20061205-0149680, County of Davidson, State of Tennessee.

Assessor's Parcel No: 16206015000

True Copy Certification

I, Roni Miranda, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature
Roni Miranda

State of California

County of Orange

On 11/12/2012 personally appeared before me, Tymia C. Gunn, a notary public for this county and state, Roni Miranda who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
Tymia C. Gunn

My Commission Expires May 23, 2014

Notary's Seal (if on paper)

