BILL GARRETT, Davidson County
Trans:T20120089931 DEEDWARR
Recvd: 11/26/12 15:52 2 pgs
Fees:13.00 Taxes:1480.00

20121126-0108499

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2012.

Notary Public

My commission expires: My Commission Expires January 7, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Troy Wade Shoemaker Jennifer Shoemaker	Franklin American Mortgage Co	
700 Prentice Ave.	501 Corporate Centre, Ste 400	105140F00200CO
Nashville, TN 37204	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROOTDEV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER SHOEMAKER AND TROY WADE SHOEMAKER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit B on the Plan of 2115 Grantland Avenue Townhomes of Lot 7, Block 7, Subdivision of Blocks 1-8 in Yarbroughs Subdivision of Woodland of record in Plat Book 57, Page 155, and as Exhibit C of the Declaration Establishing 2115 Grantland Avenue Townhomes of record in Instrument 20111102-0085329, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to rootDev, LLC by Quitclaim Deed from John Root of record in Instrument 20111027-0083797 and re-recorded in Instrument 20111102-0085328 and further by Affidavit of Scrivener's Error of record in Instrument 20111115-0089273, Register's Office for Davidson County, Tennessee, dated October 27, 2011.

Being the same property conveyed to John Root and wife, Sara Root by Deed from 2120 Associates, LLC, a Tennessee limited liability company of record in Instrument 20110728-0057752, Register's Office for Davidson County, Tennessee, dated July 26, 2011.

Being the same property conveyed to 2120 Associates, LLC, a Tennessee limited liability company by Deed from The 2120 Building Partnership, a Tennessee general partnership of record in Book 11726, Page 122, Register's Office for Davidson County, Tennessee, dated October 29, 1999.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 700 Prentice Ave., Nashville, TN 37204.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of November, 2012.

rootDev, LLC, a Tennessee Limited Liability Company

By: _____
Name: John Root
Title: President & Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Root, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President & Sole Member of rootDev, LLC, a Tennessee Limited Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of November, 2012.

_____
Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013