BILL GARRETT, Davidson County
Trans:T20130024710 DEEDWARR
Recvd: 03/27/13 10:47 2 pgs
Fees:13.00 Taxes:436.23
20130327-0029932

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $17,900.00

Affiant

Subscribed and sworn to before me, this 15th day of March, 2013.

Notary Public

My commission expires: 3-17-14

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
DENISE HAMER	PRIMARY RESIDENTIAL MTG.	**052080A01500CO**
1921 GULF BREEZE PLACE	4750 W. WILEY POST WAY	
MADISON, TN 37115	SALT LAKE CITY, UT 84116	

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 ACKNOWLEDGE, WE,

MICHAEL B ROLAND AND WIFE, KRISTI ROLAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DENISE HAMER, UNMARRIED

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. 15 on the plan of HERON WALK, SECTION 1, PHASE 1, as shown by plat of record in Plat Book 9700, Page 173, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL B ROLAND, UNMARRIED BY WARRANTY DEED FROM TRACY D MARTIN KOUMISS, MARRIED DATED 04/15/09 AND RECORDED ON 04/21/09 IN INSTRUMENT NO. 20090421-0035985, SAID REGISTER'S OFFICE FOR SAID COUNTY. MICHAEL B ROLAND IS NOW MARRIED TO KRISTI ROLAND. SHE IS JOINING TO CONVEY HER MARITAL INTEREST.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 1921 GULF BREEZE PLACE, MADISON, TN 37115.

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 in 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/our hand(s) this 15th day of March, 2013.

MICHAEL B ROLAND

KRISTI ROLAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MICHAEL B ROLAND and KRISTI ROLAND, the within named Grantors, 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, at office, this 15th day of March, 2013.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY