BILL GARRETT, Davidson County
Trans:T20130037991 DEEDWARR
Recvd: 05/07/13 10:46 2 pgs
Fees:13.00 Taxes:684.50
20130507-0045938

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Lynn Balcark
Affiant

Subscribed and sworn to before me, this 6th day of May, 2013

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle James Archer		133-14-0
(NAME)	(NAME)	(MAP)
4856 Lynn Drive	NEW OWNER	53
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jeffrey Ross Roney and wife Jamie Czermak Roney, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kyle James Archer, unmarried and Natalie Ann Distler, unmarried, as joint tenants with the rights of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Elysian Park of record in Plat Book 2331, Page 32, 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 Jeffrey Ross Roney and wife, Jamie Czermak Roney by deed from Margaret G. Byrd, un unremarried widow of record in Instrument Number 20100628-0050271, in the Register's Office for Davidson County, Tennessee, dated June 21, 2010, recorded June 28 2010.

This property known as 4856 Lynn Drive Nashville, TN 37211.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4856 Lynn Drive, Nashville, Tennessee 37211

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/our hand(s) this 04 day of May, 2013.

Jeffrey Ross Roney

Jamie Czermak Roney

STATE OF ~~GEORGIA~~ Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jeffrey Ross Roney; Jamie Czermak Roney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, ~~Georgia~~ Tennessee, on this the 4 day of May, 2013.

Notary Public

My Commission Expires:

Douglas R. Sipes
Commission Expires
November 4th 2013

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE