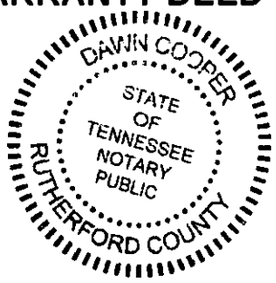
WARRANTY DEED



B-RM-13-123

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Roark	SAME	119-15-0-153.00
1702 Avon Road	(NAME)	
(ADDRESS) Murfreesboro, TN 37129	(ADDRESS)	119-15-0-153.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JEREMY WILBURN AND MADALINA CIOBANU, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SCOTT ROARK AND WIFE, NANCY ROARK, hereinafter called the Grantee(s), their heirs and assigns, that 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. 11 ON THE PLAN OF NEESE HEIGHTS OF RECORD IN PLAT BOOK 1424, PAGE 114, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NUMBER 11 FRONTS 100 FEET ON THE SOUTH SIDE OF NEESE DRIVE AND RUNS BACK BETWEEN LINES 172.9 FEET ON THE WEST LINE AND 172.88 FEET ON THE EAST LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 100 FEET.

BEING THE SAME PROPERTY CONVEYED TO JEREMY WILBURN AND MADALINA CIOBANU, HUSBAND AND WIFE BY DEED FROM CAPITAL JOURNEY, LLC OF RECORD AT INSTRUMENT NO. 20031002-0145581, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 29, 2003 AND RECORDED ON OCTOBER 2, 2003.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1424, PAGE 114, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 123 Neese Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130066474 DEEDWARR
Recvd: 08/02/13 14:41 2 pgs
Fees:13.00 Taxes:251.60



20130802-0081106

Witness my/our hand(s) this 30th day of July, 2013.

Jeremy Wilburn by Jason Wilburn, Attorney in Fact

Madalina Ciobanu by Jason Wilburn, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JASON WILBURN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEREMY WILBURN and who acknowledged he/she/they executed the same as the free act and deed of the said JEREMY WILBURN.

Witness my hand and official seal, this the 30th day of July, 2013.

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JASON WILBURN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MADALINA CIOBANU and who acknowledged he/she/they executed the same as the free act and deed of the said MADALINA CIOBANU.

Witness my hand and official seal, this the 30th day of July, 2013.

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903