WARRANTY DEED

ET-13-3001

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/10/14
(AFFIX SEAL)

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
William S. Roder	New Owner	
	(NAME)	
171 Lelawood Circle		103-9-31.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, we ESTATE OF ROSE MARY MELEDANDRI BY GREGG M. GORDON, EXECUTRIX, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM S. RODER, AN UNMARRIED MAN, 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 19, PLAN OF HILLWOOD PARK, as shown on plat of record in Plat Book 3300, Page 27 and 28, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from C. C. Adams, Successor Trustee to Arthur G. Meledandri and wife, Rose Mary Meledandri as recorded on the 6th day of December, 1963 in Deed Book 3670, Page 21 and Davidson County Probate Docket No. 13P880, in the Register's Office of Davidson County, Tennessee.

The said Arthur G. Meledandri having since passed on the 28th day of April, 1973.
The said Rose Mary Meledandri having since passed on the 25th day of April, 2013.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 171 Lelawood Circle, Nashville, Tennessee 37209
(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.

Witness my/our hand(s) this 29th day of July, 2013.

Estate of Rose Mary Meledandri
Gregg M. Gordon, Executrix
BY: Gregg M. Gordon, Executrix

BILL GARRETT, Davidson County
Trans: T20130067105 DEEDWARR
Recvd: 08/05/13 15:28 2 pgs
Fees: 13.00 Taxes: 1276.50
20130805-0081914

STATE OF Tennessee

COUNTY OF ~~Wilson~~ Davidson

On this the 29th day of July, 2013, before me personally appeared Gregg M. Gordon, Executrix of the Estate of Rose Mary Meledandri, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 29th day of July, 2013.

Notary Public

My Commission Expires: 10-05-15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520