	State of Tennessee County of Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00 James Roland SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF Aug, 2013. Notary Public MY COMMISSION EXPIRES: 7-19-16

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
JAMES ROLAND	New Owner	058-15-0/115.00
(NAME)	(NAME)	
3933 CREEKWAY COURT		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130070932 DEEDWARR
Recvd: 08/16/13 13:57 2 pgs
Fees:13.00 Taxes:314.50

20130816-0086482

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, RUTH LAWSON, AN UNMARRIED WOMAN, AND BARBARA SIMMONS, AN UNMARRIED WOMAN, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES ROLAND, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 94, AS SHOWN ON THE MAP ENTITLED CREEKWOOD NORTH, OF RECORD AS PLAT BOOK 4675, PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SAID LOT NO. 94 FRONTS 82.40 FEET ON THE SOUTHERLY SIDE OF CREEKWAY COURT AND EXTENDS BACK 112.75 FEET ON THE WESTERLY LINE AND 130 FEET ON THE EASTERLY LINE TO A DEAD LINE MEASURING 80 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RUTH LAWSON AND BARBARA SIMMONS BY WARRANTY DEED FROM JUNE TULL, RECORDED ON FEBRUARY 6, 2012 IN INSTRUMENT NO. 20120206-0010476, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 3933 CREEKWAY COURT, NASHVILLE, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and

representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 9th day of Aug, 2013.

Ruth Lawson by Linda Boyd AIF
RUTH LAWSON
BY: LINDA BOYD, ATTORNEY IN FACT

Barbara Simmons by Linda Boyd AIF
BARBARA SIMMONS
BY: LINDA BOYD, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 9th day of Aug., 2013, before me personally appeared LINDA BOYD AS ATTORNEY IN FACT FOR RUTH LAWSON AND BARBARA SIMMONS, 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 RUTH LAWSON AND BARBRA SIMMONS, and who acknowledged that she executed the same as the free act and deed of RUTH LAWSON AND BARBARA SIMMONS.

DONE at offices in Hendersonville, Tennessee, on this the 9th day of Aug., 2013.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY