BILL GARRETT, Davidson County
Trans:T20130090285 DEEDWARR
Recvd: 10/21/13 10:41 2 pgs
Fees:13.00 Taxes:950.90

20131021-0109528

Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $257,000.00

Crystal B Moffat
Affiant

Subscribed and sworn to before me, this 16 day of October, 2013.

M. Catherine Clearwaters
Notary Public
My commission expires: 3-7-17

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Javier de la Rosa 6920 Stone Run Drive Nashville, TN 37211	New Owner	180030A00600CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEPHEN M. ROADMAN and wife, AMY S. ROADMAN, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to JAVIER DE LA ROSA and KRYSTAL SERRANO, Joint Tenants with Right of Survivorship, hereinafter called the Grantee, their successors 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. 6 on the Plan of Section 1A, Stone Creek Park, of record in Book 9700, Page 329, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Stephen M. Roadman and wife, Amy S. Roadman, by deed from Eric Pottebaum and wife, Erin Pottebaum, dated 5/19/05 of record in Instrument No. 200505230057849, Register's Office of Davidson County, Tennessee.

SUBJECT TO all matters appearing on plat of record in Book 9700, Page 329, and to any and all other applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 6920 Stone Run Drive; Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of October, 2013.

Stephen M. Roadman

Amy S. Roadman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Stephen M. Roadman and Amy S. Roadman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 15th day of October, 2013.

Notary Public

My Commission expires: 9/11/17

