WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-11-17
(AFFIX SEAL)

G-WG-13-1508

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Roe	Mortgage Research Center LLC	
(NAME)	(NAME)	
1508 Bending River Drive	dba Veteran Loan Center 1400 Veterans United Drive	**126-16-A-685.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Columbia MO 65203	
(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 **ADRIAN PENTECOST AND BRANDI PENTECOST, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER ROE AND SAMANTHA ROE, HUSBAND AND WIFE,** 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 595, PARKVIEW AT RIVERWALK, PHASE 2, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20061101-0135728, 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 TO ADRIAN PENTECOST AND WIFE, BRANDI PENTECOST BY WARRANTY DEED FROM NORFOLK HOMES OF NASHVILLE, INC., A MICHIGAN CORPORATION, RECORDED ON THE 11TH DAY OF JUNE, 2010 IN INSTRUMENT NO. 20100611-0045405, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE; ALL MATTERS SET FORTH ON THE FINAL PLAT OF PARKVIEW AT RIVERWALK, PHASE 2 OF RECORD IN INSTRUMENT NO. 20061101-0135728; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20011105-0121083, INSTRUMENT NO. 20020424-0050565, INSTRUMENT NO. 20040430-0049313, INSTRUMENT NO. 20040506-0051985, INSTRUMENT NO. 20050308-0025001, INSTRUMENT NO. 20060320-0031638, INSTRUMENT NO. 20061103-0136691 AND INSTRUMENT NO. 20061214-0154502; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20020425-0051391; TERMS AND PROVISIONS OF BY-LAWS OF RECORD IN INSTRUMENT NO. 20011105-0121083; EASEMENTS OF RECORD IN BOOK 751, PAGE 375, BOOK 787, PAGE 7, BOOK 4205, PAGE 194, BOOK 4226, PAGE 715, BOOK 4257, PAGE 647, BOOK 4230, PAGE 987, BOOK 7526, PAGES 315, 318 AND 324 AND BOOK 7601, PAGE 404; DECLARATION OF ROAD AND UTILITIES ACCESS OF RECORD IN INSTRUMENT NO. 20010706-0072536; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20010919-0101279, INSTRUMENT NO. 20021119-0143687, INSTRUMENT NO. 20040318-0030734 AND INSTRUMENT NO. 20040826-0103240; AGREEMENT OF RECORD IN INSTRUMENT NO. 20010919-0101280, INSTRUMENT NO. 20021125-0145984 AND INSTRUMENT NO. 20040812-0097619; CONVEYANCE OF OPEN SPACE TO HOA OF RECORD IN INSTRUMENT NO. 20071220-0145869 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1508 Bending River Drive Nashville, Tennessee 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130092129 DEEDWARR
Recvd: 10/28/13 10:30 2 pgs
Fees:13.00 Taxes:715.95
20131028-0111750

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 24th day of October, 2013.

Adrian Pentecost

Brandi Pentecost

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adrian Pentecost and Brandi Pentecost, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of October, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212