BILL GARRETT, Davidson County
Trans:T20130099575 DEEDWARR
Recvd: 11/25/13 09:52 2 pgs
Fees:13.00 Taxes:1350.50
20131125-0120768

Prepared by & Return To:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Jodie A. Kloke, unmarried, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Dennis R. Roth and wife, Tammy M. Roth, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

**LOCATED in Davidson County, Tennessee and being Lot No. 2, Revised Final Plat of Goodwin Subdivision of record in Book 6900, Page 194, Register's Office of Davidson County, Tennessee.**

**BEING the same property conveyed to Jodie A. Kloke by deed dated April 5, 2004 of record in Instrument No. 20040915-0111293, Register's Office of Davidson County, Tennessee.**

**Map & Parcel 10900022400**

**Property Address: 12009 Old Hickory Blvd., Hermitage, TN 37076**

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever .

IN WITNESS WHEREOF, this conveyance has been executed on the

22nd day of November, 2013.

Jodie A. Kloke

Jodie A. Kloke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Jodie A. Kloke, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 22nd day of November, 2013.

Notary Public

My commission expires: 03/18/2014

KIM SWANN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires March 18, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $365,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2013.

Notary Public

My commission expires: 03/18/2014

KIM SWANN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires March 18, 2014

NEW PROPERTY OWNER:
Dennis R. & Tammy M. Roth
12009 Old Hickory Blvd
Hermitage, TN 37076

PERSON RESPONSIBLE FOR TAXES:
Amerisave Mortgage Corp.
3350 Peachtree Rd., S
Atlanta, GA 30326