WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101587 DEEDWARR
Recvd: 12/03/13 15:33 2 pgs
Fees:13.00 Taxes:704.85

20131203-0123256

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of November 2013

Notary Public

MY COMMISSION EXPIRES: 6/15/14

(AFFIX SEAL)

CONNIE J BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Roll	Branch Bank and Trust Company	082-08-0-327
(NAME)	(NAME)	
946 W Eastland Ave	PO Box 7933	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Springfield, OH, 45501-7933	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Helena May Pigrum**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tracy Roll, married**, hereinafter called the Grantees, their heirs 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, Block "C" on the Map of Eastwood Addition, of record in Book 332, page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Helena May Pigrum by Warranty Deed from John Gargaro and Angie Gargaro, husband and wife dated April 7, 2008, of record in Instrument No. 20080410-0036561, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved Xproperty, known as 946 W Eastland Ave, Nashville, TN 37206

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 14th day of, November 2013,

Helena May Pigrum

Helena May Pigrum

STATE OF WA
COUNTY OF King

Personally appeared before me, the undersigned authority, **Helena May Pigrum**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **14th** day of **November , 2013**

Richard L Barnett

Notary Public

My commission expires: 01/09/17

residing at Seattle WA

RICHARD L. BARNETT NOTARY PUBLIC COMMISSION EXPIRES 1-09-17 STATE OF WASHINGTON

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122