(1) Return to Bridgehouse Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140003073 DEEDWARR
Recvd: 01/14/14 14:58 2 pgs
Fees:13.00 Taxes:888.00
20140114-0003862

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2014

Notary Public:

MY COMMISSION EXPIRES: 1-19-14
(AFFIX SEAL)

MELANIE D. DUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gregory A. Page	SWBC Mortgage Corp.	Parcel ID:
915 Twin Elms Ct.	9311 San Pedro, Ste. 100	05209017200
Nashville, TN 37210	San Antonio, TX 78216	

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, we

Charles Michael Roelofsz and wife, Judy Kay Roelofsz

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Gregory A. Page

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:

Being Lots Nos. 69 and 70 on the Map of Woodale Grove Annex Subdivision of part of the J.H. Gothard's Lands, a full description of said property incorporated herein by reference as of record in Book 547, Pages 109 and 110, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Michael Roelofsz and wife, Judy Kay Roelofsz by deed from David Leo Crane, owner of an undivided 1/2 interest and the owner of an undivided 1/4 interest as an heir/beneficiary of J.F. Crane, deceased, and Linda Lou Crane, owner of an undivided 1/4 interest as an heir/beneficiary of J.F. Crane, deceased, of record in Instrument 20020131-0013662, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 547, Pages 109 and 110, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2678 Miami Ave., Nashville, TN 37214

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, 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 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 10th day of January, 2014.

Charles Michael Roelofsz

Judy Kay Roelofsz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Michael Roelofsz and wife, Judy Kay Roelofsz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the
purposes therein contained.

Witness my hand and official seal this 10th day of January, 2014.

My Commission Expires: 8/23/16

Notary Public

