14623
266

Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Jane C. Kidney	Pinnacle Bank	119-15-0-153.00
123 Neese Drive	150 3rd Ave. S. #900	
Nashville, TN 37211	Nashville, TN 37201	

BILL GARRETT, Davidson County
Trans:T20140006104 DEEDWARR
Recvd: 01/27/14 14:45 2 pgs
Fees:13.00 Taxes:517.63
20140127-0007401

This Instrument Prepared by:
Thomas J. Haynes, Attorney 117 N. Maple Street, Murfreesbor

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Scott Roark and wife, Nancy Roark**, have this day bargained and sold and by these presents to hereby transfer and convey to **Jane C. Kidney** (single), her heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Neese Heights of record in Plat Book 1424, page 114, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Said Lot Number 11 fronts 100 feet on the south side of Neese Drive and runs back between lines 172.9 feet on the west line and 172.88 feet on the east line to a dead line in the rear on which it measures 100 feet.
>
> BEING that same property conveyed to Scott Roark and wife, Nancy Roark by deed from Jeremy Wilburn and Madalina Ciobanu, husband and wife of record in Instrument #20130802-0081106, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to any and all restrictions, easements, etc. that may affect said property and appearing of record in the Register's Office for Rutherford County, Tennessee.

This is property known as: 123 Neese Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate, that we have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2014 real property taxes, which taxes are being prorated between parties, the

grantors giving unto the grantee their proportionate share, and the grantee assuming the payment of said taxes when the same shall become due and payable.

We further covenant and bind ourselves, our heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 24th day of January, 2014.

Scott Roark

Nancy Roark

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Scott Roark AND Nancy Roark, the bargainor(s) with whom I am personally acquainted and who acknowledged they executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 24th day of January, 2014.

Notary Public

THOMAS J. HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5/20/2017

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $139,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 24th day of January, 2014.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires: 1-24-15