BILL GARRETT, Davidson County
Trans:T20140010913 DEEDWARR
Recvd: 02/14/14 13:57 2 pgs
Fees:13.00 Taxes:1479.63
20140214-0013259

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $399,900.00. Affiant Subscribed and sworn to before me, this the 14th day of February, 2014. Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Patrick Roark Kathryn Coleman Roark	Quicken Loans, Inc.	
1335 Greenland Ave.	1050 Woodward Ave.	0611601400
Nashville, TN 37216	Detroit, MI 48226-1906	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NORTH BY NORTHEAST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN PATRICK ROARK AND KATHRYN COLEMAN ROARK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 19, Block C, on the Plan of Greenland Estates of record in Plat Book 974, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to North by Northeast Development, LLC, a Tennessee limited liability company by Deed from Harry P. Murphy and Bobbie N. Murphy, husband and wife, of record in Instrument No. 20130719-0075180 dated July 18, 2013 and recorded July 19, 2013

Being the same property conveyed to Harry P. Murphy and Bobbie N. Murphy by Final Decree Confirming Sale from The Metropolitan Government of Nashville and Davidson County of record at Instrument No. 20050330-0034349, Register's Office for Davidson County, Tennessee, recorded on March 30, 2005.

Being the same property conveyed to Marvin T. Lee and wife, Stella May Lee by Installment Deed from Lauren A. Hagewood and wife, Mary Louise Hagewood filed in Book 1680, Page 300, Register's Office for Davidson County, Tennessee, dated January 11, 1949 and recorded January 24, 1949.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1335 Greenland Ave., Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of February, 2014.

North by Northeast Development, LLC, a Tennessee Limited Liability Company

By: _____
Name: Steve Mabee
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steve Mabee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of North by Northeast Development, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of February, 2014.

_____
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY