WARRANTY DEED

THOMAS J. HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-20-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott Roark	New Owner	13308000700
(NAME)	(NAME)	
1702 Avon Roade ~~3368 Mimosa Drive~~		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129 ~~Nashville, TN 37211~~		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Daryl Lee Whitfield, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Scott Roark and wife, Nancy Roark, 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:

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. 117 on the Plan of Glencoe Acres, of record in Book 1835, Pages 136, 137, and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 117 fronts 97 feet on the northerly side of Mimosa Drive, and extends back between lines 175 feet on the westerly side and 162.1 feet on the easterly side to a dead line in the rear, measuring 105.8 feet thereon.

Being the same property conveyed to Daryl Lee Whitfield by quitclaim deed from Linda Jean Whitfield, of recorded in Instrument No. 20071005-0118839, Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Daryl Lee Whitfield pursuant to a Power of Attorney executed by the same on the 9th day of April, 2014, and being filed simultaneously herewith.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 3368 Mimosa Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20140025838 DEEDWARR
Recvd: 04/16/14 14:49 2 pgs
Fees:13.00 Taxes:333.00
20140416-0031955

Witness my hand this 11th day of April, 2014.

Daryl Lee Whitfield

By: _____
Gayle Whitfield, His Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Gayle Whitfield, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Daryl Lee Whitfield, acting as that person's agent and attorney in fact, and the said Gayle Whitfield acknowledged that he executed the foregoing instrument as agent and attorney in fact for Daryl Lee Whitfield for the purposes therein contained.

WITNESS my hand and seal, this 11th day of April, 2014.

My Commission Expires:

_____

_____
Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 27, 2015