BILL GARRETT, Davidson County
Trans:T20140029606 DEEDWARR
Recvd: 04/30/14 15:31 2 pgs
Fees:13.00 Taxes:566.10
20140430-0036476

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $153,000.00 Affiant Subscribed and sworn to before me, this 29TH day of April 2014. Notary Public My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacob E. Lamoureux 6113 Nashua Avenue Nashville, TN 37209	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	Tax Parcel ID No. 091-05-0-210.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BETTY JOAN ROEHL FKA BETTY M. ROEHL, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JACOB E. LAMOUREUX, an unmarried Man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5, on the Plan of Section 2, Mosswood Heights, of record in Plat Book 4175, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT E. ROEHL, JR. AND WIFE, BETTY M. ROEHL, by deed from WILLIAM & LEE, INC., A TENNESSEE CORPORATION, of record in Book 4634, page 626, dated August 31, 1972, said Register's Office. Then being further conveyed to BETTY JOAN ROEHL FKA BETTY M. ROEHL, UNMARRIED, by Quitclaim Deed from ROBERT E. ROEHL, JR. AND BETTY M. ROEHL, of record as Instrument No. 20040623-0074331, dated June 9, 2004, said Register's Office.

This is improved property commonly known as: **6113 Nashua Avenue, Nashville, TN 37209.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28 day of April, 2014.

Betty Joan Roehl FKA Betty M. Roehl

BETTY JOAN ROEHL FKA BETTY M. ROEHL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **BETTY JOAN ROEHL FKA BETTY M. ROEHL**, the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor and that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28 day of April, 2014.

Notary Public
My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

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