WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140034038 DEEDWARR
Recvd: 05/15/14 14:28 2 pgs
Fees:13.00 Taxes:462.13
20140515-0041919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF MAY, 2014.

LORI HEARL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: Sep. 11, 2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar Avalos	Peoples Home Equity	Map 63-8
(NAME)	(NAME)	
311 Hadleys Bend Boulevard	5205 Maryland Way Ste. 100	Parcel 234
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **GARY A. RODERICK AND CRYSTAL M. SIMPKINS RODERICK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OSCAR AVALOS, MARRIED AND GISSELY AVALOS, MARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** , 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:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of HADLEY'S BEND RE-SUBDIVISION OF LOTS 5-8, BLOCK "Z", as shown on plat of record in Instrument No. 20040303-0024166, which revises Plat Book 421, page 120, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gary A. Roderick and Crystal M. Simpkins, both unmarried persons, as tenants in common, with rights of survivorship, by deed from Matthew B. Manson, unmarried, of record in Instrument No. 20070326-0035934 Register's Office for Davidson County, Tennessee.

Gary A. Roderick and Crystal M. Simpkins have since married. Crystal M. Simpkins is now known as Crystal M. Simpkins Roderick.

This conveyance is subject to (a) 2014 real property taxes; and (b) all matters appearing on the plan of record in Book 421, page 120 and Instrument No. 20040303-0024166, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 311 Hadleys Bend Boulevard, Old Hickory, TN 37138
(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.

Witness our hands this 12th day of May, 2014.

Gary A. Roderick

Crystal M. Simpkins Roderick

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 Gary A. Roderick and Crystal M. Simpkins Roderick, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of May, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

Return to: Aspen Title + Escrow
121 S. David Ln. Ste. 2
Knoxville, TN 37922