BILL GARRETT, Davidson County
Trans:T20140041591 DEEDWARR
Recvd: 06/12/14 13:40 2 pgs
Fees:13.00 Taxes:703.00

20140612-0051378

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LANA M. ALESSIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 08-01-2017

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 4 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Roosien and Celeste Roosien	NEW OWNER	**141070B014.00**
(NAME) **209 Roslyn Court**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(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, **The Nipha P. Kumar Revocable Living Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Roosien and Celeste Roosien, husband and wife,** 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. 14 on the Plan of Somerset Farms, Section One, a Planned Unit Development, as of record in Book 7900, Page 357, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nipha Kumar, married by deed dated October 3, 1997 from Richard S. Jacobsohn and wife, Pamela A. Jacobsohn of record in Book 10636, Page 936, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Anthony M. Tang of record in Book 10636, Page 940, Register's Office for Davidson County, Tennessee. The said Nipha Kumar thereafter conveyed said property to The Nipha P. Kumar Revocable Living Trust by Deed dated September 29, 1998 of record in Book 11141, Page 761 and Re-recorded in Book 11168, Page 96, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **209 Roslyn Court, Nashville, TN 37221**

(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 my hand this 9th day of June, 2014.

The Nipha P. Kumar Revocable Living Trust

By: Nipha P. Kumar
Nipha P. Kumar, Trustee

STATE OF OREGON
COUNTY OF WASHINGTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Nipha Kumar** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the **Trustee** of **The Nipha P. Kumar Revocable Living Trust**, the within named bargainor, and that as such **Trustee** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing herself as **Trustee**.

Witness my hand and official seal at Portland Or. this 9th day of June, 2014.

Commission expires: 9/30/2015

Notary Public

OFFICIAL SEAL
JUDITH A COBB
NOTARY PUBLIC-OREGON
COMMISSION NO. 461673
MY COMMISSION EXPIRES SEPTEMBER 30, 2015