Return To: 14-0338
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140057451 DEEDWARR
Recvd: 08/06/14 13:33 2 pgs
Fees:13.00 Taxes:440.30
20140806-0070743

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF July, 2014

Notary Public

MY COMMISSION EXPIRES: MAR 0 8 2016

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

LOGOS REALTY CLOSING SERVICES, INC.
CLOSING AND TITLE COMPANY

215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Roth and Eric Penticoff	Community Trust Bank	MAP-PAR. 071-04-0-138.0
(NAME)	(NAME)	
133 Donald Street	1800 Hudson Lane, Suite 2A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Monroe LA 71201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Roderick E. Webb, unmarried HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashley N. Roth an unmarried woman, and Eric S. Penticoff, an unmarried man HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAIVDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 15, Section 2, of C. L. Morris' Subdivision, as of record in Plat Book 2133, page 56, described as follows:

Beginning at a point on the northerly margin of Donald Street, at the common corner of Lots Nos. 15 and 16; thence in a northerly direction along the line between said two lots, 196.3 feet to a point; thence in an easterly direction 91.8 feet to a point on the westerly margin of Gerald Avenue; thence in a southerly direction along the westerly margin of Gerald Avenue, 177.9 feet to a point; thence continuing around a curve in a southerly and westerly direction 30.7 feet to a point on the margin of Donald Street; thence in a westerly direction along the northerly margin of Donald Street, 83 feet to the point of beginning.

Being the same property conveyed to RODERICK E. WEBB, UNMARRIED, by deed from GEORGIA L. DURHAM, UNMARRIED, of record as Instrument No. 20040128-0010768, dated January 23, 2004, said Register's Office.

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.

Executed by my hand this 30th Day of July 2014

RODERICK E. WEBB, Seller

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 RODERICK E. WEBB, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained as such Managing Partner.

Witness my hand and Official Seal this 30th Day of July 2014.

Notary Public

MAR 0 8 2016

My Commission Expires: _____

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201