Davidson County DEEDWARR
Recvd: 08/19/14 10:23 3 pgs
Fees:18.00 Taxes:292.30
20140819-0075084

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0055HV

STATE ~~OF~~ TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $79,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th ~~day of August~~, 2014.

Notary Public
Commission Expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Aaron Roston ~~206 A & B Prince Avenue~~ 1509 Harwood Dr. ~~Nashville, TN 37207~~ Nashville, TN 37206	New owner	071-07-0248.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Pearl Sims and Janet Shands, by and through Janet K. Shands, Attorney-in-Fact, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron Roston and Elizabeth Meadows, 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. 4 on the plan of a "Resubdivision of Lots 37, 38 and 39, J. B. Haynies Oriental Subdivision", as of record in Plat Book 6200, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Pearl Sims and Janet Shands by Cash Deed for Tennessee from John C. Weicher, Acting Secretary of Housing and Urban Development, dated 2/1/93 and recorded 2/2/93 in Book 8854, Page 553, Register's Office for Davidson County, Tennessee.

Limited Power of Attorney of record in Instrument No. 20140808-0071515, Register's Office for Davidson County, Tennessee.

Janet K. Shands and Janet Shands are one and the person. Pearl G. Sims and Pearl Sims are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 206 A & B Prince Avenue, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of August, 2014.

Pearl Sims by Janet K. Shands, Attorney in Fact

Janet Shands

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janet Shands** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of August, 2014.

Notary Public
My Commission Expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janet K.Shands** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Pearl Sims** and that she is authorized by **Pearl Sims** to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee this 11th day of August, 2014.

Notary Public
My Commission Expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

True Copy Certification

I, Cassie Lovvorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cassie Lovvorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY