WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065196 DEEDWARR
Recvd: 09/03/14 10:01 2 pgs
Fees:13.00 Taxes:1378.25
20140903-0080226

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$372,500.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2014.

Notary Public

My commission expires: November 17, 2014
(AFFIX SEAL)

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Albert C. Roach **Beth L. Roach**	New owner	**Map 116-12-0 Parcel 048-00**
3822 Woodmont Lane		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Barri E. Bernstein, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Albert Roach and Beth Roach, 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. 8A, on the Plan of Zone Lot Division of the Re-subdivision of Block "G" Lots 7 and 8 Woodmont Lane Homesites, of record in Book 6900, Page 692 and as amended in Book 6900, Page 695, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Barri E. Bernstein, an unmarried person, by Deed dated December 30, 1992 from Brian E. Rafferty and Cynthia L. Rafferty, now Latham, of record in Book 8833, Page 832, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 6900, Page 695, amending Book 6900, Page 692, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easements for water mains of record in Book 613, Page 404 and Book 924, Page 24, Register's Office for Davidson County, Tennessee. (3) Contract relative to water rights of record in Book 1071, Page 420, said Register's Office. (4) Restrictive Covenants contained in instrument of record in 6900, Page 695, Register's Office for Davidson County, Tennessee. (5) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **3822 Woodmont Lane, Nashville, TN 37215**.

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 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/our hand(s) this **29th** day of **August, 2014.**

Barri E. Bernstein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Barri E. Bernstein,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **August, 2014.**

Notary Public

My Commission Expires: 5-8-18

ANNA MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018