# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/26/14 12:01 3 pgs
Fees:18.00 Taxes:277.50
**20140926-0088840**

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $75,000.00.

Alison Powell
*Affiant*

Subscribed and sworn to me on September 25, 2014.

Dianne R. Sims
NOTARY PUBLIC
My Commission Expires:

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Thaddeous D. Roper<br>3103 Wilmoth Rd.<br>Nashville, TN 37207 | John T. Rochford<br>2200 Abbott Martin Rd.<br>Nashville, TN 37215 | 060 02 0 048.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Virginia Jenkins Dozier, a single woman, formerly known as Virginia R. Jenkins, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Thaddeous D. Roper, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 360, PARKWOOD ESTATES, SECTION TWO-RESUBDIVISION, as shown on plat of record in Plat Book 3106, Page 36, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Virginia R. Jenkins, now Virginia Jenkins Dozier, by Warranty Deed from Emogene W. Mayfield, recorded on the 26th day of July, 1976 in Deed Book 5049, Page 530, in the Register's Office of Davidson County, Tennessee.
>
> Subject to any and all existing restrictions and easements of record.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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.

Virginia Jenkins Dozier
Virginia Jenkins Dozier

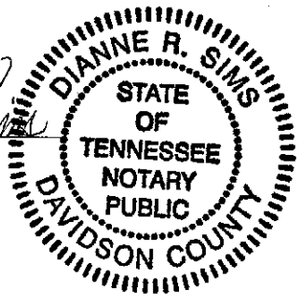
**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On September 25 2014, before me personally appeared Virginia Jenkins Dozier, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand, at office, this ~~25th~~ 26th day of September, 2014.

Notary Public

My Commission Expires: 9-11-17



# Certificate of Authenticity

I, John Cobb Rochford, 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 herewith and that this a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Sims, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DIANNE R. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Dianne R. Sims
Notary's Signature

My Commission Expires: 09-11-17