BILL GARRETT, Davidson County
Trans:T20140084277 DEEDWARR
Recvd: 11/07/14 11:22 2 pgs
Fees:13.00 Taxes:532.43
20141107-0103047

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,900.00

Affiant

Subscribed and sworn to before me, this 5TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael H. Roebuck, single man	Mortgage Research Center, LLC dba Veterans United Home Loans	02500008600
	(NAME)	
1128 Hitt Lane	1400 Veterans United Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Francis Wayne Webb, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael H. Roebuck, single man, hereinafter called the Grantees, their heirs and assigns, that 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. 2 ON THE PLAN OF W. E. WATTS SUBDIVISION, AS OF RECORD IN BOOK 4300, PAGE 11, (ERRONEOUSLY STATED AS BOOK 4200, PAGE 11), REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING PART OF THE SAME PROPERTY CONVEYED TO FRANCIS WAYNE WEBB, UNMARRIED, BY DEED FROM ALAN E. CARDIEL, DEVISEE OF THE LAST WILL AND TESTAMENT OF HELEN CARDIEL, DECEASED, AND AS THE ONLY HEIR-AT-LAW OF HELEN CARDIEL, DECEASED, OF RECORD BY INSTRUMENT NO. 20050425-0045668 AND SCRIVENER'S AFFIDAVIT OF CORRECTION RECORDED BY INSTRUMENT NO. 20060605-0066110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1128 Hitt Lane, Goodlettsville, TN 37072
(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/our hand(s) this 5th day of November, 2014.

WARRANTY DEED
(Continued)

Francis Wayne Webb

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Francis Wayne Webb, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of November, 2014

Notary Public

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3-27-18

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072