WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140090328 DEEDWARR
Recvd: 12/02/14 16:15 2 pgs
Fees:13.00 Taxes:2220.00
20141202-0110614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2014

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Roth and Sarah Roth	Same as new owner	083-05-0-229.00
(NAME) 419 Gallatin Rd.	(NAME)	
(ADDRESS) Nashville TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, SAY ENTERPRISES, INC., A TENNESSEE COPORATION, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO KENNETH ROTH AND WIFE, SARAH ROTH, 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 Lots Nos. 14, 15, 16, 17 and 18 of Block "A" of the Wakefield-Smith Company of record in Book 843, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot Nos. 14, 15, 16 and 17 front 20 feet each, on the easterly side of Gallatin Avenue, as widened, and run back between parallel lines, 120 feet, to an alley.

Said Lot No.18 fronts 20 feet, 6 inches, on the easterly side of Gallatin Avenue, as widened, and runs back between parallel lines with the southerly margin of Calvin Avenue, 120 feet, to an alley.

Being the same property conveyed to SAY ENTERPRISES, INC., A TENNESSEE CORPORATION, by deed from GEORGE TOM NICHOLSON AND WIFE, CONNIE T. NICHOLSON , of record in Book 10966, page 123, dated June 4, 1998, said Register's Office.

This conveyance is subject to: 2015 property taxes which are a lien, but not yet due and payable; all matters as shown on Block "A" of the Wakefield-Smith Company, of record in Book 843, page 19, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 419 Gallatin Rd., Nashville, TN 37206

(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 our hands this 1st day of December, 2014.

SAY ENTERPRISES, INC.

Linda Say

By: Linda Say
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Linda Say, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President Say Enterprises, Inc., a Tennessee corporation, to be the person who executed the foregoing instrument on behalf of Say Enterprises, Inc., a Tennessee corporation and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 1st day of December, 2014.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18