Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1583

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sarah Hewitt Stephen Bryant 207 Prospect Ave. Franklin, TN 37064	New Owner	044-07-0-A-006.00CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $172,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2014.

Notary Public

My Commission Expires: 10/2/17
(Affix Seal)

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

BILL GARRETT, Davidson County
Trans:T20150001111 DEEDWARR
Recvd: 01/06/15 13:25 2 pgs
Fees:13.00 Taxes:636.40
20150106-0001372

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. I **Wm. B. Roehrig, III,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sara Hewitt, an unmarried individual and Stephen Bryant, an unmarried individual,** 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. 6 on the Final Plat of Roehrig Estates Subdivision, of record in Instrument No. 20070828-0103140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being a portion of the property conveyed to Wm. Bryan Roehrig, III by Warranty Deed from Elroy Diatikar, June D. Hardy and Rose D. Ramsey, dated December 29, 1986, recorded January 8, 1987, of record in Book 7100, page 598, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record in Book 7203, page 767, said Register's Office.

This is unimproved property located at: **18 Roehrig Court, Old Hickory, TN 37138**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. The 2014 property taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to Grantor who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this **31st** day of **December, 2014.**

GRANTOR(S)

Wm. B. Roehrig, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Wm. B. Roehrig, III** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **31st** day of **December, 2014.**

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public
My Commission Expires: