Return To: 15-0071
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150022848 DEEDWARR
Recvd: 03/30/15 10:48 2 pgs
Fees:13.00 Taxes:921.30
20150330-0026942

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2015

TERESA L. SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 11-5-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Evan T. Kramer and Jenna E. Weber	Community Trust Bank	082080098.00
(NAME)	(NAME)	
840 Seymour Avenue	1800 Hudson Lane, Suite 2A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Monroe, LA 71201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Matthew Kendall Roley, and wife and Kelly Deanne Roley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Evan T. Kramer, an unmarried man and Jenna E. Weber, a married woman,** 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:

Being Lot No. 8, Block A on the plan of Nashville Trust Company's Subdivision of the A.W. Shryer's property, of record in Book 843, Page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew Kendall Roley and wife, Kelly Deanne Roley by deed dated June 3, 2010 from Kimberly Meade Alexander of record in Instrument No. 20100608-0044396, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 840 Seymour Avenue, 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 my/our hands this 20th day of March, 2015.

Matthew Kendall Roley
By: Kelly Deanne Roley as Attorney-in-Fact
by Kelly Deanne Roley as attorney in fact

Kelly Deanne Roley

State of Tennessee
County of Davidson

Personally appeared before me **Kelly Deanne Roley,** with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of March, 2015

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County, the within named **Kelly Deanne Roley** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Matthew Kendall Roley** as his Attorney in Fact, as her free act and deed.

WITNESS my hand and seal this 20th day of March, 2015.

Notary Public I. Dyke Tatum

My Commission Expires: 5/8/2017

File No.: 15-Kramer

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN