WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2015

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Haji Haji	Haji Haji	Parcel ID:
395 Ocala Drive	395 Ocala Drive	14708009300
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN 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, we

Nancy G. Roland, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Haji Haji , married
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. 29, Section II, Cathey Heights Subdivision, as of record in Book 2854, page 126, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 146.33 feet on the westerly side of Torbay Drive and runs back between lines measuring 189.08 feet on the southerly side and 354.78 feet on the northerly side to a line in the rear on which it measures 238.26 feet.

Being the same property conveyed to Eddie Frank Roland, Jr. and wife, Nancy G. Roland by deed from Buford B. Walker and wife, Louise H. Walker of record in Book 3315, Page 235, Register's Office for said County, dated December 15, 1961. The said Eddie Frank Roland, Jr. died February 24, 2015, and title vested in Nancy G. Roland, as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2854, Page 126, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4837 Torbay Drive, Nashville, TN 37211

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 hand this 1st day of May, 2015.

Nancy G. Roland
Nancy G. Roland

BILL GARRETT, Davidson County
Trans:T20150033903 DEEDWARR
Recvd: 05/04/15 12:58 2 pgs
Fees:13.00 Taxes:140.60
20150504-0040122

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy G. Roland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2015.

My Commission Expires: 7-2-18

Notary Public

