Warranty Deed

BILL GARRETT, Davidson County
Trans: T20150034389 DEEDWARR
Recvd: 05/05/15 11:20 2 pgs
Fees: 13.00 Taxes: 906.13
20150505-0040749

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $244,900.00.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2015.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Carol Yvonne Roche	Southeast Financial CU	
1019 Pine Meadow Court	220 Royal Oaks Blvd	156-05-0-A 038.00-CO
Nashville, TN 37221	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LANDON IHDE AND HEATHER IHDE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROL YVONNE ROCHE, MARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 38 on the Plan of Harpeth Village PUD, Section 2, Phase 1, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village of record in Instrument Number 20090121-0005246, as made subject to Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Landon Ihde and Heather Ihde, husband and wife by Warranty deed from Danco Development, Inc. d/b/a Franklin Heritage Homes of record in Instrument No. 20120305-0018922 Register's Office for Davidson County, Tennessee, dated February 23, 2012 and recorded on March 05, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1019 Pine Meadow Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of April, 2015.

Landon Ihde

Heather Ihde by Landon Ihde, attorney in fact
Heather Ihde by Landon Ihde
Her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Landon Ihde, individually and as attorney in fact for Heather Ihde, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of April, 2015.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public