WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150037961 DEEDWARR
Recvd: 05/15/15 12:55 4 pgs
Fees:23.00 Taxes:510.23
20150515-0044937

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 2/25/19
(AFFIX SEAL)

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert R. Winchel, Jr.	LoanDepot.Com,LLC DBA IMortgage	162 06 0 150.00
(NAME)	(NAME)	
210 Townes Drive	4800 Scottsdale Rd, #3800	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Scottsdale, AZ 85251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Seven Thousand Nine Hundred And No/100 Dollars ($137,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Matthew Roeder and Kelly Roeder, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert R. Winchel, Jr., a single man**, 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. 100 on the Plan of Fair Oaks, Section Two, of record in Book 4460, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kelly Roeder and Matthew Roeder, wife and husband by Warranty Deed from Kelly Roeder, f/k/a Kelly Gibson, a married woman, who acquired title as an unmarried woman, herein joined by her spouse, Matthew Roeder dated October 30, 2012 and recorded November 14, 2012 as Instrument No. 20121114-0104594, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MTJ-151543

unimproved ☐
This is improved ☒ property, known as 210 Townes 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, has 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 8th day of May, 2015.

Matthew Roeder

Kelly Roeder

STATE OF ~~Mississippi~~ Virginia

County OF Chesapeake

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Matthew Roeder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 of May, 2015.

George E. Cordeiro
Notary Public
My Commission Expires: July 31, 2016

(SEAL)

GEORGE E. CORDEIRO
Notary Public
Commonwealth of Virginia
358069
My Commission Expires 7-31-16

File Number: MTJ-151543

unimproved ☐
This is improved ☒ property, known as 210 Townes 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, has 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 8th day of May, 2015.

Matthew Roeder

Kelly Roeder

Kelly Roeder

STATE OF Mississippi

County OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Matthew Roeder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ___ of May, 2015.

_____
Notary Public
My Commission Expires:

(SEAL)

File Number: MTJ-151543

STATE OF ~~Virginia~~ Mississippi

County OF Lafayette

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Kellly Roeder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 of May, 2015.

Ashley Ann Olson

Notary Public

My Commission Expires:

(SEAL)



File Number: MTJ-151543