THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15053942** PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203 RETURN TO:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 27th day of May, 2015. Notary Public My Commission Expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Donna M. Roach and Stephen Roach 419 POWDER MILL RD Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11508008000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John James Daddario Jr. and Jane B. Daddario, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donna M. Roach and Stephen Roach, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 21, PLAN OF WEST MEADE VILLAGE, SECTION C-1 & C-2, as shown on plat of record in Plat Book 2331, Page 25, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John James Daddario, Jr., & wife, Jane B. Daddario by Installment Deed from Izora W. Smith, a widow, recorded on the 15th day of June, 1981 in Deed Book 5757, Page 355, as corrected in Book 5842, Page 722, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF WEST MEADE VILLAGE, SECTION C-1 & C-2, as recorded in Plat Book 2331, Page(s) 25.

Covenants, Conditions and Restrictions recorded in Book 1473, Page 206 and in Book 1783, Page 176.

This is improved property located at 419 POWDER MILL RD Nashville TN 37205

BILL GARRETT, Davidson County
Trans:T20150042948 DEEDWARR
Recvd: 06/02/15 13:10 2 pgs
Fees:13.00 Taxes:2775.00
20150602-0051126

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 27th day of May, 2015.

John James Daddario Jr.

Jane B. Daddario

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John James Daddario Jr. and Jane B. Daddario, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2015.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018