BILL GARRETT, Davidson County
Trans:T20150064077 DEEDWARR
Recvd: 08/04/15 10:51 2 pgs
Fees:13.00 Taxes:410.70
20150804-0077013

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Ray Roan, a single man	SWBC Mortgage	04311005900
	(NAME)	
209 Myatt Drive	213 Overlook Circle, Ste. A-4	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sarah A. Rhodes, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jonathan Ray Roan, a single man, hereinafter called the Grantees, their heirs and assigns, that 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. 8 ON THE MAP OF ARCHWOOD ACRES, SECTION II, OF RECORD IN BOOK 2331, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 8 FRONTS 110 FEET ON THE EAST SIDE OF MYATT DRIVE AND RUNS BACK 368 FEET ON THE NORTH LINE AND 377.6 FEET ON THE SOUTH LINE TO A BROKEN LINE IN THE REAR AND MEASURES 148.33 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO SARAH A. RHODES, A WIDOW, BY DEED FROM BETTY C. HAYNES, TRUSTEE, UNDER THE REVOCABLE TRUST AGREEMENT OF SARAH A. RHODES, DATED FEBRUARY 19, 2013, OF RECORD BY INSTRUMENT NO. 20141029-0099834, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BETTY C. HAYNES EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF SARAH A. RHODES, PURSUANT TO DURABLE POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20141029-0099833, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 209 Myatt Drive, Madison, TN 37115
(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 hand(s) this 31st day of July, 2015.

WARRANTY DEED
(Continued)

Sarah A Rhodes
Sarah A. Rhodes

By: Betty C Haynes Attorney in fact
Betty C. Haynes, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 31st day of July, 2015, before me, a Notary Public, in and for said County and State, personally appeared Betty C. Haynes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sarah A. Rhodes, acknowledged that such persons executed the same as the free act and deed of the said Sarah A. Rhodes.

Witness my hand and seal, this 31st day of July, 2015.

Mary Birthright
Notary Public



My commission expires: 11-3-15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072