Davidson County DEEDWARR Recvd: 08/06/15 13:43 4 pgs Fees:23.00 Taxes:708.55 **20150806-0078469**

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: EnTitle Insurance Company, 260 Airside Drive, Moon Township, PA 15108

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Amie Crolley		141-07-0-B-071.00-CO
304 Roslyn Court		
Nashville, TN 37221		

710521

WARRANTY DEED

SEND TAX BILLS:
MARVIN D HELSLEY &
CARRIE A HELSEY
1005 STEEPLE CHASE
JACKSONVILLE, AR 72076

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF One Hundred Ninety-One Thousand Five Hundred and 00/100 Dollars ($191,500.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, DIANE CURTISS SOMERS formerly known as DIANE MARIE GIBSON, a married woman, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto AMIE CROLLEY, a married woman, hereinafter referred to as "Grantee", whose mailing address is 304 Roslyn Court, Nashville, TN 37221, her heirs and assigns forever, the following property being situated and located in Davidson County, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the First Revision of Somerset Farms, Section Three, a Planned Unit Development, as of record in Book 7900, Page 741, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is SUBJECT TO Declaration of Covenants, Conditions and Restrictions, of record in Book 8556, Page 11, and Supplement and Amendment, of record in Book 9383, Page 526, and Re-Recorded in Book 9662, Page 869, said Register's Office; By-Laws of record in Book 8556, Page 25, said Register's Office; Articles of Incorporation of record in Book 7382, Page 225, and amended in Book 7820, Page 605, in Book 8235, Page 521, and in Book 8584, Page 20, all of record in the Register's Office for Davidson County, Tennessee; Easements and Setback Lines as set forth on the above Plan of record, and taxes for the current year which have been prorated and assumed by the grantees herein.

Being the same property conveyed to Diane Marie Gibson from James Bell Gibson, Jr. by deed dated March 20, 2006 and recorded on May 19, 2006 in Instrument No. 20060519-0058936 in the Office of the Register of Deeds for Davidson County, State of Tennessee.

TAX ID NO.: 141-07-0-B-071.00-CO

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 304 Roslyn Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, her successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of August, 2015.

Diane Curtiss Somers formerly known as Diane Marie Gibson

DIANE CURTISS SOMERS formerly known as
DIANE MARIE GIBSON

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DIANE CURTISS SOMERS formerly known as DIANE MARIE GIBSON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 3rd day of August, 2015.

Karen R. Campbell
Notary Public
My Commission expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $191,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 3rd day of August, 2015.

Notary Public
My Commission expires: Nov. 6, 2017

State of Tennessee
County of Williamson

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

True Copy Certification

I, CHRIS CARNRIGHT, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and this this is a true and correct copy of the original document executed and authenticated according to law.

CHRIS CARNRIGHT

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

On this, the 6th day of July, 2015, before me Mark J Appugliese, the undersigned officer, personally appeared CHRIS CARNRIGHT, known to me (or satisfactorily proven) to be the person whose name IS subscribed to the within instrument, and acknowledged that HE (he/she/they) executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES