BILL GARRETT, Davidson County
Trans:T20150091734 DEEDWARR
Recvd: 10/28/15 09:44 2 pgs
Fees:13.00 Taxes:573.50
20151028-0109551

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156753

WARRANTY DEED

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2015.

NOTARY PUBLIC

My commission expires: 11-3-15

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith E. Glover and Leigh Glover 208 Ryburn Drive Old Hickory, TN 37138	Keith E. Glover and Leigh Glover 208 Ryburn Drive Old Hickory, TN 37138	053 02 0 101.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Five Thousand and 00/100 Dollars ($155,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PHILLIP ROESER, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KEITH E. GLOVER AND WIFE, LEIGH GLOVER**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Fairway View, Section One, Part Two, as of record in Book 4675, page 55, 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 Mary Roeser and husband, Phillip Roeser, by Warranty Deed from Linda F. Hesson, unmarried dated 3/7/2003, recorded 3/12/2003, of record in Instrument #20030312-0033018, in the Register's Office for Davidson County, Tennessee. Mary Roeser having since died on 4/22/2015 leaving Phillip Roeser, surviving tenant by the entirety.

The address of the herein described property is believed to be 208 Ryburn Drive, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of October, 2015.

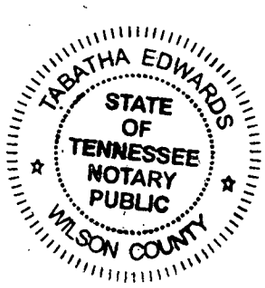
Phillip Roeser By Connie Roeser Thompson, Attorney-In-Fact

PHILLIP ROESER BY CONNIE ROESER THOMPSON, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Connie Roeser Thompson, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Phillip Roeser and acknowledged that she executed the same as the free act and deed of the said Phillip Roeser.

WITNESS my hand and seal, this the 26th day of October, 2015.



Tabatha Edwards
Notary Public

Tabatha Edwards
Printed Notary Name

My commission expires: 11-3-15