WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/18/17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Ray	USAA Federal Savings Bank	164-13-051.00
(NAME)	(NAME)	
5728 Cedar Ash Xing	10750 McDermott Fwy	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78288-0544	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Sean M. Roche and Aubrey Roche, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joshua Ray and Alexis K. Ray, husband and wife, 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. 261 on the Plan of Final Plat of Section One, Asheford Crossing of record in Plat Book 7900, Page 937, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sean M. Roche, by Warranty Deed, from Beth A. Wannemacher, unmarried, of record in Instrument No. 20060907-0110733 Register's Office for Davidson County, Tennessee, dated August 25, 2006 and recorded on September 07, 2006 and Scrivener's Affidavit recorded on June 10, 2008 in Instrument No. 20080610-0059503.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 5728 Cedar Ash Xing, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20150096485 DEEDWARR
Recvd: 11/12/15 15:07 2 pgs
Fees:13.00 Taxes:665.63
20151112-0115177

Witness our hands this 6th day of November, 2015.

Sean M. Roche

Aubrey Roche

STATE OF NC

COUNTY OF Onslow

On this 6th day of November, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sean M. Roche and Aubrey Roche**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: Nov 3, 2018

Notary Public,

Denise Holmes
Notary Public
Onslow County
North Carolina