WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

G-KW-16-6865-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2016.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandon Jeremy Rolland and Kiah Marye Rolland	ACCESS NATIONAL MORTGAGE	
(NAME)	(NAME)	
6865 Hickory Rim Court	1800 ROBERT FULTON DR, STE 350	**176-01-0A-047.00.CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-5690	RESTON, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELISABETH M. JACKER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON JEREMY ROLLAND AND KIAH MARYE ROLLAND, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 47 on the Plan of Final Plat of The Estates of Hickory Woods of record in Plat at Instrument No. 20010412-0036163, 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 Elisabeth M. Jacker by Quitclaim deed from Frank M. Hodges, III of record in Instrument No. 20050617-0069511 Register's Office for Davidson County, Tennessee, dated May 04, 2005 and recorded on June 17, 2005.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20010412-0036163, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010814-0087812, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20010809-0085970, in the Register's Office for DavidsonCounty, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20010208-0012477, in the Register's Office for DavidsonCounty, Tennessee.
- Quitclaim Deed to HOA for Common Space, Drainage and Detention Fond of record in Instrument Number 20010814-0087811, re-recorded in Instrument 20011023-0115250, in the Register's Office for DavidsonCounty, Tennessee.
- Deeds granted to Metro for water mains of record in Book 8169, Page 579 and Book 8169, page 588, in the Register's Office for Davidson County, Tennessee.
- Deeds granted to Metro for sewer mains of record in Book 8169, Page 564 and Book 8169, page 571, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6865 Hickory Rim Court , Antioch, Tennessee 37013-5690**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20160059070 DEEDWARR
Recvd: 07/11/16 15:50 2 pgs
Fees:13.00 Taxes:806.60
20160711-0070936

Witness my/our hand(s) this the 8th DAY OF JULY, 2016.

Elisabeth M. Jacker

STATE OF North Carolina

COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELISABETH M. JACKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2016.

Notary Public
My Commission Expires: 2/19/2021
(SEAL)

RICHARD K DEE NOTARY PUBLIC MECKLENBURG COUNTY, NC

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212