Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Michael L. Bynum	New Owner	T3614004200CA1
616 Lake Terrace Drive		
Nashville, TN 37217		

This Instrument Prepared By: Thomas J. Haynes, Attorney117 N. Maple St. Murfreesboro, Tennessee 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, the undersigned, Scott Roark and wife, Nancy Roark, has this day bargained and sold and by these presents do hereby transfer and convey to Michael L. Bynum (married), his heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Castlegate Subdivision, Section I, of record in Book 4460, page 115, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Lake Terrace Drive, said point being on the common line of Lot 42 and 43, thence along said line in an easterly direction 212.24 feet to a point; thence along the rear line of Lot 42 north 25 degrees, 12' 15" East 46.45 feet to a concrete monument, thence continuing on said rear line North 24 degrees, 20' 54" West 52.05 feet to a point; thence in a westerly direction 12.86 feet to the easterly margin of Lake Terrace Drive; thence along said drive in a southerly direction 68.30 feet to a concrete monument; thence continuing on said margin 21.78 feet to the point of beginning.

BEING that same property conveyed to Scott Roark and wife, Nancy Roark by deed from Michael Alan Fischer (unmarried) of record in Instrument No. 20150901-0088583, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all restrictions, easements, etc. that may affect said property and appearing of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate, that we have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2016

BILL GARRETT, Davidson County
Trans:T20160065569 DEEDWARR
Recvd: 08/01/16 08:55 2 pgs
Fees:13.00 Taxes:800.48
20160801-0078724

real property taxes, which taxes are being prorated between the parties, the grantors giving unto the grantee their proportionate share, and the grantee assuming the payment of said taxes when the same shall become due and payable.

We further covenant and bind ourselves, our heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this the 28th day of July, 2016.

Scott Roark

Nancy Roark

STATE OF TENNESSEE]
ss.
COUNTY OF RUTHERFORD]

Personally before me, the undersigned authority, a Notary Public in and for said State and County, the within named Scott Roark and Nancy Roark, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged they executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Murfreesboro, Tennessee on this the 28th day of July, 2016.

Notary Public

My Commission Expires: 5/20/2017

THOMAS J. HAYNES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE]
ss.
COUNTY OF Davidson]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $216,347.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 28th day of July, 2016

My Commission Expires: 10/18/2016

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY