Davidson County	DEEDWARR
Recvd: 09/13/16 10:41	3 pgs
Fees:18.00 Taxes:699.30	
20160913-0096104	

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Roth and Ann C. Roth 1808 Kline Court Louisville, KY 40208	Franklin American 6100 Tower Circle, Ste 600 Franklin, TN 37067	097-02-0-A-032.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Rita G. Lamar and Doyle G. Lamar, wife and husband

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James L. Roth and Ann C. Roth, 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. 32 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument Number 20080723-0075577, and a Surveyor's Certificate of Correction of record in Instrument Number 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rita G. Lamar and Doyle G. Lamar by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated July 19, 2013, of record in Instrument Number 20130723-0076223, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20080723-0075577 and Surveyor's Certificate of Correction of record in Instrument Number 20081105-0110185, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20080408-0035557, Register's Office for Davidson County, Tennessee.
4) Property is subject to a Utility and Maintenance Easement to Comcast of Nashville I, LLC of record in Instrument Number 20090109-0002452, said Register's Office.
5) Property is subject to a Slope Easement Agreement to Beazer Homes Corp. of record in Instrument Number 20100108-0001968, said Register's Office.
6) Property is subject to an Easement for Sanitary Sewer and Pumping Station to Beazer Homes Corp. of record in Instrument Number 20051219-0152201, said Register's Office.
7) Property is subject to a Declaration of Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, said Register's Office.
8) Property is subject to a Storm Water Drainage Easement of record in Instrument Number 20051219-0152202, said Register's Office.
9) Property is subject to an Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070713-0083651, said Register's Office.
10) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1212 Riverbrook Drive, Hermitage, TN 37076**
(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.

Witness our hand(s) this 9th day of September, 2016.

Rita G. Lamar

Doyle G. Lamar

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Rita G. Lamar and Doyle G. Lamar, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 that this is a true and correct copy of the original document executed and authenticated according to law.

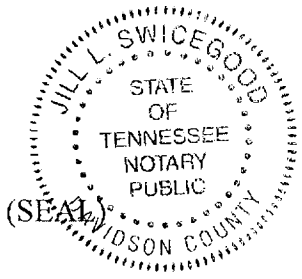
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood

Notary Public

My Commission Expires: Sept 10, 2018