Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1324

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joshua Roy and Tayla Roy, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kent Childs and Lois Jill Childs, husband and wife and Cotter Childs, a single man, as Tenants in Common with Right of Survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Described Property located in Davidson County, Tennessee, Lot No. 11, on the Plan of Hidden Acres, as of record in Book 1130, page 89, Register's Office for said County.

Said Lot No. 11 fronts 75.0 feet on the easterly side of Hartford Drive and extends back between parallel lines 150.0 feet to a dead line in the rear.

Being the same property conveyed to Joshua Roy, by deed from HSBC Bank, USA, N.A., as Trustee for the holders of Nomura Home Equity Loan, Inc, Asset-Backed Certificates, Series 2006-HE2, dated September 24, 2010, in the amount of $165,600.00, of record in Instrument No. 20101103-0088182, Register's Office for Davidson County, Tennessee. Joshua Roy is now married to Tayla Roya and she joins in this conveyance to convey any and all marital interest in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2726 Hartford Drive, Nashville, TN 37210.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 16th day of September, 2016.

Joshua Roy

Tayla Roy

BILL GARRETT, Davidson County
Trans:T20160082535 DEEDWARR
Recvd: 09/20/16 14:33 2 pgs
Fees:13.00 Taxes:846.93
20160920-0099053

State of Tennessee)
County of Davidson)

On this 16th day of September, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joshua Roy and Tayla Roy, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 228,900.00.

Affiant

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Sworn and subscribed before me on this the 16th day of September, 2016.

Notary Public

My Commission Expires: 5/8/18

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Kent Childs 2726 Hartford Drive Nashville, TN 37210	NEW OWNER	119-10-0-152.00