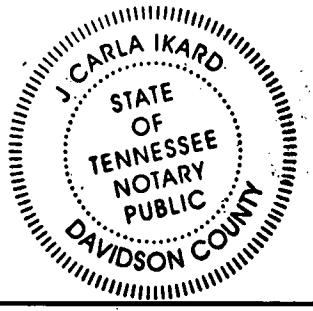
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-6-19

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John E. Weber | Mortgage Investors Group | 09504020200 |
| (NAME) | (NAME) | |
| 134 Spring Valley Road | Same as Above | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20160091680 DEEDWARR
Recvd: 10/18/16 09:58 2 pgs
Fees:13.00 Taxes:1461.50
20161018-0109798

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 considerations, the receipt of which is hereby acknowledged, we, **Ryan Roller and Melia Roller, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John E. Weber and Brenda R. Weber, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 the South one-half of Lot No. 41 and the North one-half of Lot No. 110 on the map of Bluefields, as of record in Book 843, Page 34, Register's Office for said County. Said parts of said lots adjoin and front together 100 feet on the West side of Spring Valley Road and run back between lines, 257 feet (scaled 255.3), more or less, on the North line and 260 feet (scaled 259.6), more or less, on the South line to a dead line on which they measure 100 feet.

Being the same property conveyed to Ryan Roller and Melia Roller, husband and wife by Warranty Deed from Mary K. Greer, personal representative of the Estate of Joan Startup Care, deceased, dated 11/18/2005, recorded 11/28/2005, of record in Instrument No. 20051128-0142950, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 843, Page 34, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 134 Spring Valley Road, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or 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/or 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 hands this 17th day of October, 2016.

Ryan Roller

Melia Roller

State of Tennessee
County of Wilson

Personally appeared before me Ryan Roller and Melia Roller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of October, 2016.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**