THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20170008111 DEEDWARR Recvd: 01/27/17 13:22 2 pgs Fees:13.00 Taxes:814.00 20170127-0009152	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $220,000.00 Affiant Subscribed and sworn to before me, this 26th day of January, 2017. Notary Public My Commission Expires:

WILLIAM J. CHRISTOPHER ANDREWS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

WARRANTY DEED

Address New Owner: Andrew Roeder 507 Bellmore Place Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 103-02-0B-016.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTINE VOHLAND O'SHIELDS, UNMARRIED WOMAN**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ANDREW ROEDER, AN UNMARRIED MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled the Plan of Bellmore Place, of record in Book 6200, page 808, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHRISTINE VOHLAND, by deed from JACK W. ERTER, III, of record in Instrument No. 20070604-0066097, dated June 1, 2007, said Register's Office.

This is improved property commonly known as: **507 Bellmore Place, Nashville, TN 37209.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25 day of January, 2017.

CHRISTINE VOHLAND O'SHIELDS

STATE OF Georgia)
COUNTY OF Cobb)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CHRISTINE VOHLAND O'SHIELDS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 25 day of January, 2017.

Notary Public

My Commission Expires: Oct. 2, 2020

CAROLYN GARCIA
Notary Public - State of Georgia
Cobb County
My Comm. Expires Oct. 2, 2020