BILL GARRETT, Davidson County
Trans:T20170009683 DEEDWARR
Recvd: 02/01/17 15:35 2 pgs
Fees:13.00 Taxes:882.08
20170201-0010988

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0092

STATE OF TENNESSEE
COUNTY OF Dyer

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,400.00

Sheila Roser
Affiant

CHRISTY HICKMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DYER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of January, 2017

Christy Hickman
Notary Public My Commission Expires 08/07/18
Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Krista L. Roser	First Citizens National Bank	119-01-0-186.00
2207 Burbank Ave	9045 Carothers Pkwy	
Nashville, TN 37210	Franklin, TN 37067	

WARRANTY DEED

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, I/WE,

Sheila Roser, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Krista L. Roser, a single woman

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. 7 of Block "B" on the Map of the First Mortgage Bond Company's Subdivision of Part of Block "B" Overhill City Subdivision as of record in Book 843, Page 28, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the westerly side of Burbank Avenue and runs back 134.4 feet, more or less, on the northerly line and 134.3 feet, more or less, on the southerly line to an alley measuring 50 feet thereon.

BEING the same property conveyed to Sheila Roser, by Warranty Deed from Southern Spaces, LLC, a Tennessee limited liability company, dated 7/28/16 and recorded 8/1/16 in Instrument No. 20160801-0079242, in the Register's Office of Davidson County, Tennessee.

Subject property having never been the primary residence of Philp Roser, spouse of Sheila Roser.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2207 Burbank Ave, 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of January, 2017.

Sheila Roser

Sheila Roser

STATE OF TENNESSEE
COUNTY OF Dyer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sheila Roser** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dyersburg, Tennessee this 27th day of January, 2017.

CHRISTY HICKMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DYER

Christy Hickman

Notary Public
My Commission Expires: My Commission Expires 08/07/18

(Notary Seal)