Davidson County DEEDWARR
Recvd: 03/29/17 14:22 3 pgs
Fees:18.00 Taxes:706.70
20170329-0030680

WARRANTY DEED

File #17056

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Stacey Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2017.

Dawn Thompson
Notary Public

MY COMMISSION EXPIRES: 12/10/2019
(AFFIX SEAL)

DAWN THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne L. Roddick	New Owner	-084 01 0 021 00
(NAME) 1410 Rosebank Avenue	(NAME) 702 Split Rail Dr.	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mikel W. Cole and Julie Ann Walker,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anne L. Roddick and Michael A. Roddick, wife and husband,** HEREINAFTER CALLED THE GRANTEE, HIS 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 part of Lot No. 1 of the R.F. Davis Subdivision, not of record, and described according to a copy of a survey made by Ralph W.C. Lambert, Surveyor, dated November 26, 1960, as follows:

Beginning at an iron pin in the West margin of Rosebank Avenue at the Southeast corner of the property conveyed to the City of Nashville, by E.S. Weaver et ux, by deed of record in Book 2032, Page 195, said Register's Office; thence along the South line of said property, North 88 deg. 30' West 180 feet to a bolt set in concrete; thence along the East line of the J. C. Barbour property by deed of correction from E.S. Weaver and wife, of record in Book 3163, page 375, said Register's Office, South 1 deg. 30' West 108.00 feet to an iron pin. Barbour's new Southeast corner; thence along a fence line, South 82 deg. 37' East 182 feet to an iron pin in the west margin of Rosebank Avenue; thence with said Avenue, North 1 deg. 30' East 130.5 feet to the beginning.

Being the same property conveyed to Mikel W. Cole, a married man by warranty deed from Billy Devasher and wife Dorothy Devasher of record in Instrument No. 20070605-0066682 Register's Office for Davidson County, Tennessee, dated 06/01/2007 and recorded on 06/05/2007. Julie Ann Walker was formerly known as Julie Ann Cole. Julie Ann Walker joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest she might have in and to the above described property.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 1410 Rosebank Avenue, Nashville, TN 37206

(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 my hand this 27th day of March, 2017.

Mikel W. Cole

Julie Ann Walker

STATE OF SC

COUNTY OF Oconee

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Mikel W. Cole, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2017.

My commission expires: 3-8-21

Notary Public

MICHELLE PATTEN NOTARY PUBLIC SOUTH CAROLINA

STATE OF SC

COUNTY OF Oconee

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Julie Ann Walker, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2017.

My commission expires: 3-8-21

Notary Public

MICHELLE PATTEN NOTARY PUBLIC SOUTH CAROLINA

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY