THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20170034752 DEEDWARR
Recvd: 04/25/17 12:10 4 pgs
Fees:23.00 Taxes:3237.50

20170425-0040490

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 875,000.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 2017

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Davis Rolfe	NEW OWNER	MAP
2315 Valley Brook Road		PARCEL 117-10-0-043.00
Nashville, TN 37215		
(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, WE, **Adrienne W. Roberson, Brenda W. Hamilton and Phillip H. Webster, equally, as tenants-in-common**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Davis Rolfe and wife, Mary Katherine Rolfe**

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. 6 of Block No. 2 on the Plan of Woodmont Estates of record in Plat Book 974, Page 29, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Northerly margin of Knollwood Road at the Southwest corner of Lot No. 5; thence with said Road, Westwardly to the beginning of a curve; thence around said curve Northwestwardly to the Southeasterly margin of Valley Brook Road; thence with said Road, Northeastwardly to the Northwest corner of Lot No. 7, a total distance of 675.2 feet along both Roads; thence with the Westerly line of Lot No. 7, Southwardly 206.5 feet to the Northwest corner of Lot No. 5, continuing Southwardly with the Westerly line of Lot No. 5, a distance of 186.8 feet, in all 393.3 feet to the beginning.

Being the same property conveyed to Adrienne W. Roberson, Brenda W. Hamilton and Phillip H. Webster, equally, as tenants-in-common by Executor's Quitclaim deed from Adrienne W. Roberson, Brenda W. Hamilton and Phillip H. Webster, Co-Executors of the Estate of Georgia F. Webster, deceased of record in Instrument No. 20100715-0055383 Register's Office for Davidson County, Tennessee, dated June 28, 2010 and recorded on July 15, 2010.

Being also known as 2315 Valley Brook Road Nashville, Tennessee 37215.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2315 Valley Brook Road, Nashville, TN 37215.**

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 the 13th day of April, 2017.

Adrienne W. Roberson

Adrienne W. Roberson

N/a

Brenda W. Hamilton

N/a

Phillip H. Webster

KATHY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
LOUDON COUNTY

My Commission Expires Feb. 13, 2021

STATE OF TN
COUNTY OF Loudon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adrienne W. Roberson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13 day of April, 2017.

My Commission expires: _____

Notary Public

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 13TH hand( ) this the APRIL day of April, 2017.

Adrienne W. Roberson

* Brenda W. Hamilton
Brenda W. Hamilton

Phillip H. Webster

STATE OF FLORIDA
COUNTY OF BROWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brenda W. Hamilton** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13TH day of April, 2017.

My Commission expires: NOTARY PUBLIC STATE OF FLORIDA MARK F. BUTLER MY COMMISSION # GG 076175 EXPIRES: February 22, 2021 Bonded Thru Budget Notary Services

** Notary Public

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 _____ hand( ) this the _____ day of April, 2017.

_____
Adrienne W. Roberson

_____
Brenda W. Hamilton

* _____
Phillip H. Webster

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phillip H. Webster** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13 day of April, 2017.

My Commission expires: _____
My Commission Expires June 3, 2019

** _____
Notary Public

JACK M. MAYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY