17-1-162

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of May, 2017 by and between James Robert Daniel Ward and Jennifer Elizabeth Ward, husband and wife, hereinafter referred to as GRANTOR, and Robert E. Romeo and Amy B. Romeo, or their successors, as trustees of the Robert E. Romeo Living Trust dated October 2, 2006, and Amy B. Romeo and Robert E. Romeo, or their successors, as trustees of the Amy B. Romeo Living Trust dated October 2, 2006, as tenants in common , hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Hermitage, County of Davidson, State of Tennessee, more particularly described as follows:

Land located in the 4th, formerly 6th Civil District of Davidson County, Tennessee and being known and designated as all of Lot No. 2 on the Map showing S.A. Buchanan's Subdivision of the Castleman Tract, not of record, described according to survey made by Eric Drake, County Surveyor, November 12, 1932, as follows:

Beginning in the center of Couchville Pike on Franklin College Road, at the corner of Lot Nos. 1 and 2, being 555 East of the intersection of Lot No. 1 and the road bordering the J.Y. Purgh Tract; thence with the line between said two lots, South 0' 38' East 996 feet to the Northerly margin of a private road; thence with said road, South 88' 48' East 762 feet to the corner of Lot Nos. 2 and 3, thence with the line between Lot Nos. 2 and 3, North 0' 38' West 1005 feet to the center of Couchville Pike; thence with the same, North 89 1/2' West 762 feet to the beginning, containing 17.5 acres, more or less.

Being the same property conveyed to James Robert Daniel Ward, and Jennifer Elizabeth Ward, husband and wife, by Warranty Deed, from Alexandria Elizabeth Honeycutt-Saltsman and John Bruce Saltsman, Jr., dated June 24, 2015, recorded June 30, 2015, of record in Instrument No. 20150630-0062638, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Alexandria Elizabeth Honeycutt-Saltsman and husband, John Bruce Saltsman, Jr., by Warranty Deed, from Michelle M. Rollins, dated November 14, 2013, recorded November 18, 2013, of record in Instrument No. 20131118-0118639, Register's Office for Davidson County, Tennessee.

This is [xx]improved []unimproved property known as: 3519 Couchville Pike, Hermitage, TN 37076

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

James Robert Daniel Ward

Jennifer Elizabeth Ward

BILL GARRETT, Davidson County
Trans:T20170042837 DEEDWARR
Recvd: 05/19/17 11:56 2 pgs
Fees:13.00 Taxes:4841.45
20170519-0049974

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, James Robert Daniel Ward and Jennifer Elizabeth Ward, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 15th day of May, 2017.

Notary Public

My Commission Expires: My Commission Expires October 21, 2020



Name and Address of Property Owner:
Robert E. Romeo Living Trust and
Amy B. Romeo Living Trust
3519 Couchville Pike,
Hermitage, TN 37076

Send Tax Statements to:

SAME

Map & Parcel: 137 067.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

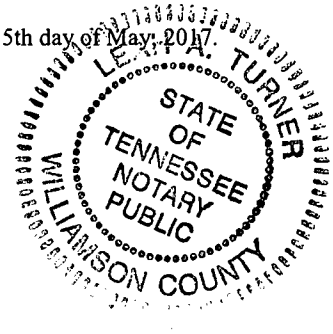
I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $1,308,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of May, 2017.

Notary Public

My Commission Expires: My Commission Expires October 21, 2020



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