BILL GARRETT, Davidson County
Trans: T20170047884 DEEDWARR
Recvd: 06/06/17 09:48 2 pgs
Fees: 13.00 Taxes: 1180.30
20170606-0056338

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

RMM17-7109

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

Emily Kornbau
State of Tennessee
Notary Public
Sumner County
My Commission Expires June 19, 2018

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Jared Beckman	new owner	
7109 Sunnywood Dr.	(NAME)	
(ADDRESS)	(ADDRESS)	173-09-0A-222.00-CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JENNA M. ROLLEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JARED BECKMAN AND KATIE GUBERUD, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 168 on the Plan of Lenox Village, Phase "B" of record in Instrument No. 20031024-0157237, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sara McDaniel, an unmarried woman by Warranty Deed from Jennifer Blair Wetzel, married, of record in Instrument No. 20100119-0004307, Register's Office for Davidson County, Tennessee, dated January 14, 2010 and recorded on January 19, 2010.

Being the same property conveyed to Jenna M. Rolley, a married woman by Warranty Deed from Sara McDaniel n/k/a Sara Sweat, an unmarried woman, of record in Instrument No. 20160815-0084844, Register's Office for Davidson County, Tennessee, dated August 11, 2016 and recorded on August 15, 2016.

Andrew G. Rolley, spouse of Jenna M. Rolley joins in this conveyance for the sole purpose of conveying any marital interest he may have in the said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20031024-0157237, Plat Book 421, Page 146, Instrument No. 20030106-0001756, Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20020412-0045831, Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20020501-0053757, Instrument No. 20020507-0056338, Instrument No. 20030106-0001756, Instrument No. 20010918-0100850, Instrument No. 20010918-0100852, Book 7361, Page 230, Book 7985, Page 449, Instrument No. 20020408-0042676, Instrument No. 20020722-0087469, Instrument No. 20020628-0078164, Instrument No. 2001129-0130322, Instrument No. 20011112-0123853, Instrument No. 20010103-0000902, Instrument No. 20130916-0097049; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7109 Sunnywood Dr., Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 31st day of May, 2017.

Jenna M. Rolley

Andrew G. Rolley

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of May, 2017, before me personally appeared Jenna M. Rolley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of May, 2017.

Notary Public

My Commission Expires: 2/15/2021

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of May, 2017, before me personally appeared Andrew G. Rolley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of May, 2017.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959