BILL GARRETT, Davidson County
Trans: T20170056570 DEEDWARR
Recvd: 07/03/17 09:58 2 pgs
Fees: 13.00 Taxes: 388.50
20170703-0066573

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $105,000.00.

taylor johnson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of June, 2017.

NOTARY PUBLIC

My commission expires: 3-31-2021

EMILY WALSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James L. Rollins	SAME AS NEW OWNER	034010B00500CO
(NAME)	(NAME)	
109 S. Shadowhaven Way		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		

Warranty Deed

For and in Consideration of the sum of $105,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **George Marshall Cranford,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **James L. Rollins and Ying Rollins, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Condominium Unit No. 5 on the Plan of Kimberly Court, a Horizontal Property Regime established by Master Deed of record in Book 6725, page 885, Register's Office for Davidson County, Tennessee, along with a one-seventh undivided interest in common areas established by said Master Deed.

Being the same property conveyed to George Marshall Cranford by deed from Charles W. Cook, Douglas R. Berry, Bernice Woodard, R. E. Hunt and Harold W. Hagemeyer Trust, by and through Richard L. Hagemeyer as trustee and Sarah C. Hagemeyer, Richard L. Hagemeyer, W. Duncan Hagemeyer and Nancy L. Hagemeyer Crooks as sole beneficiaries, dated August 21, 1998, of record in Book 11077, page 391, said Register's Office.

This property is __unimproved _X_improved property known as: 841 Wren Road # 5, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of June, 2017.

George Marshall Cranford

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George Marshall Cranford, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2017.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122