THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170913334

Bill Garrett Davidson County
Batch# 1952 **DEEDWARR**
09/18/2017 03:12:01 PM 2 pgs
Fees: $13.00 Taxes: $3,174.60

20170918-0095425

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $858,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of September, 2017.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Vane and Brooke Vane 6017 Ashland Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 144-15-0-036.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel M. Roke and wife, Suzanne M. Roke,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Vane and Brooke Vane, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 410 on the Plan of Hillsboro Park, Section IV, of record in Plat Book 2331, Page 142, 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 Daniel M. Roke and wife, Suzanne M. Roke by Warranty Deed from Donald E. Pollard and wife, Deborah C. Pollard, of record in Instrument No. 20080910-0092791, Register's Office for Davidson County, Tennessee, dated September 04, 2008 and recorded on September 10, 2008.

The execution of this instrument is effected by the signature of Suzanne M. Roke as Attorney-in-fact for Daniel M. Roke which Power of Attorney is recorded in Instrument No. 20170918-0095424, Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 142, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2435, Page 237, amended in Book 2596, Page 23, Book 2603, Page 440 and Book 3836, Page 620, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States

Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 6017 Ashland Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 2017.

Daniel M Roke by Suzanne M Roke
Daniel M. Roke by Suzanne M. Roke as Attorney-in-fact as Attorney-in-fact

Suzanne M Roke
Suzanne M. Roke

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Suzanne M. Roke, with whom I am personally acquainted, and who acknowledged that she is the Attorney-in-fact for Daniel M. Roke of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of September, 2017.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Suzanne M. Roke, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2017.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018