WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

P-VRES-17-2418

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron Mock	**JP Morgan Chase Bank, N.A.**	
(NAME)	(NAME)	
2418 N 16th St	**1500 W. 3rd Street**	**72-14-158.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Cleveland, OH 44113**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNE L. RODDICK AND MICHAEL A. RODDICK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON MOCK, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 21 on the Plan of G. A. Pickup's Addition, of record in Plat Book 974, Page 43, 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 Anne L. Roddick and Michael A. Roddick, wife and husband by Warranty Deed from David Manning, Sr., and Linda Manning, husband and wife, recorded July 21, 2016 in Instrument No. 20160721-0074962, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 974, Page 43;
- Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee; and
- Title to that portion of the property, if any, embraced within the charter right-of-way of the L & N Railroad

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2418 N 16th St, Nashville, Tennessee 37206**.

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.

Bill Garrett Davidson County
Batch# 8926 **DEEDWARR**
10/05/2017 11:27:53 AM 2 pgs
Fees: $13.00 Taxes: $1,291.30

20171005-0102397

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 29th DAY OF SEPTEMBER, 2017.

Anne L. Roddick

Michael A. Roddick ~~by Anne L. Roddick, Attorney-In-Fact~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE L. RODDICK, the within named 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. *and Michael A. Roddick

Witness my hand and official seal, this the 29th of September, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE L. RODDICK, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL A. RODDICK, and acknowledged she executed the same as the free act and deed of the said MICHAEL A. RODDICK.

Witness my hand and official seal, this the 26th of September, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018