File Box 8

WARRANTY DEED

Bill Garrett
Batch# 31449
11/29/2017 02:32:29 PM
Fees: $13.00 Taxes: $3,977.50

Davidson County
DEEDWARR
2 pgs

20171129-0121821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 372[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley A. Malin and Sara Z. Malin	Farmington Mortgage	091-15-0-080.00
(NAME) 5305 Nevada Avenue	(NAME) 2002 Richard Jones Rd. Ste. 300A	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN. 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CHRISTOPHER M. ROACH AND TARA L. ROACH, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRADLEY A. MALIN AND SARA Z. MALIN, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Block No. 14 and that part of the right-of-way of the N.C. & St. L Railroad (now abandoned) lying between the Southerly margin of Nevada, formerly Third Avenue and the Northerly line of Block No. 21 on the Plan of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the Southerly margin of Nevada, formerly Third Avenue, at the Northwest corner of the property conveyed to Julius Parman, et al, by deed from the Tennessee Property Company of record in Book 602, Page 165, in said Register's Office; thence with the Parman's Westerly line, Southwardly 320.0 feet to the Northerly line of Block No. 21; thence with said line Westwardly 60.0 feet to the Southeast corner of the property conveyed to Leslie J. Williams and wife by deed from K.A. Berry and wife of record in Book 1132, Page 341, said Register's Office; thence with Williams' Easterly line Northwardly 320.0 feet to the Southerly margin of Nevada Avenue; thence with the same Eastwardly 50.0 feet to the beginning.

Being the same property conveyed to CHRISTOPHER M. ROACH AND TARA L. ROACH, by deed from BUILD NASHVILLE, LLC, of record in Instrument No. 20151124-0119347, dated November 17, 2015, said Register's Office.

This conveyance is subject to: 2018 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Book 421, Page 18, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5305 Nevada Avenue, Nashville, TN 37209

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 28th day of November, 2017.

Christopher M. Roach
By: [signature], attorney-in-fact
Christopher M. Roach
By: Paul F. Soper, his attorney-in-fact

Tara L. Roach
By: [signature], attorney-in-fact
Tara L. Roach
By: Paul F. Soper, her 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, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Christopher M. Roach and Tara L. Roach, as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Christopher M. Roach and Tara L. Roach.

Witness my hand and official seal at Nashville, this 28th day of November, 2017.

[signature]
Notary Public

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/7/21