Bill Garrett Davidson County
Batch# 31772 DEEDWARR
11/30/2017 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20171130-0122306

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of November, 2017, by and between Bethony Ervin, single, party of the first part, and Kristin E. Roach, Single, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property in Davidson County, Tennessee, being Lot 371 on the Plan of Section 2, Bordeaux Hills, as of record in Book 3600, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 371 fronts 55 feet on the west side of Snell Boulevard, and extends back 125 feet on the south line and 124.34 feet on the north line, to a dead line in the rear on which it measures 55 feet.

Being all or part of the same property conveyed to Bethony Ervin by virtue of that certain Warranty Deed dated November 21, 1995, and being of record at Book 9867, Page 612 in the Register's Office of Davidson County, Tennessee.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to restrictions of record in book 3537, page 105, said Register's Office; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Bethony Ervin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Bethony Ervin with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of November, 2017.

Notary Public

My Commission Expires: 9.25.19

VERNICIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Kristin E. Roach

Tax Parcel No 08007002100

Property Address: 1446 Snell Blvd
Nashville, TN 37218

MAIL TAX
BILLS TO: Kristin E. Roach
1446 Snell Blvd.
Nashville, TN 37218

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $175,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO before me this 29th day of November, 2017.

Notary Public

My Commission Expires: 08/09/21

True Copy Certification

I, Seth A. Dearinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Seth A. Dearinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-15-2021

{Notary' Seal}

