Bill Garrett Davidson County
Batch# 91136 DEEDWARR
05/11/2018 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20180511-0045378

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0806

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$185,000.00~~ $277,000.00 JS

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
9th day of May, 2018

Notary Public
Commission Expires: 10-20-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Allman Rollins 2720 Cato Ridge Drive Nashville, TN 37218	New owner	058-09-0A-245.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Robert Devlin, married, and Audrey J. Devlin widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allman Rollins and Peggy Rollins

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 Lot No. 232 on the Plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 2, "a Cluster Lot Planned Unit Development", formerly Creek Trails, of record in Plat at Instrument No. 20080205-0012163, 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 Robert Devlin, unmarried and Robert Paul Devlin and Audrey J. Devlin, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20090224-0016043 Register's Office for Davidson County, Tennessee, dated February 20, 2009 and recorded on February 24, 2009.

Robert Devlin having since married to Lacey Devlin.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2720 Cato Ridge Drive, Nashville, TN 37218.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of May, 2018.

Robert Devlin

AUDREY J DEVLIN BY [illegible] AS ATTORNEY IN FACT
Audrey J Devlin by Robert Devlin as attorney in fact

Lacey Devlin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Robert Devlin and Lacey Devlin
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at _____ __, Tennessee this 9th day of May, 2018.

Notary Public
My Commission Expires: 5.6.19

(Notary Seal)

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

On this the 9th day of May, 2018, before me personally appeared **Robert Devlin,** 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 **Audrey J Devlin** and acknowledged that she executed the same as her free act and deed for the purposes herein contained by virtue of that Specific Power of Attorney recorded in Book _____201805110045377_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 9th day of May, 2018.

NOTARY PUBLIC
My Commission Expires: 5.6.19

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Brandon Lippman, 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 Sumner

Personally appeared before me, Janice Shepherd [Name of Notary], a notary public for this county and state, Brandon Lippman [Name of person making certification] 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: 9-15-20

{Notary' Seal}

JANICE SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY