WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Eric Andrew Roscoe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of August, 2018.

Robert L Scruggs
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Bill Garrett Davidson County
Batch# 135054 DEEDWARR
08/30/2018 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $773.30
20180830-0085893

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Eric Andrew Roscoe and Kathryn Watson Roscoe	PrimeLending	148 08 0 078.00
(NAME)	(NAME)	
853 Oakwood Terrace Dr	18111 Preston Road, Ste 900	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gary Hart and Claire Hart, husband and wife and David Hart, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eric Andrew Roscoe and Kathryn Watson Roscoe, 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:

BEING Lot No. 74 on the Plan of Oakwood Terrace, Section 1, of record in Book 4460, Page 55, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Louis Chambers by Deed from Ronney Edward Jones and wife, Hilda Lou Jones dated March 20, 1978 and recorded March 21, 1978 in Book 5264, Page 358, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Gary Hart and Claire Hart, Husband and Wife and David Hart, Married by Warranty Deed from Kenneth Louis Chambers, Beneficiary of the Estate of Louis Marchal Chambers dated May 2, 2018 and recorded May 7, 2018 as Instrument No. 20180507-0043351, in said Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantors or their spouses.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 853 Oakwood Terrace Dr. Antioch, TN 37013

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, has 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 29 day of August, 2018

Gary Hart

Claire Hart

David Hart

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Gary Hart, Claire Hart, and David Hart, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 of August, 2018.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

File Number: FND-186339SSO

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

