WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 147307 **DEEDWARR**
10/01/2018 12:16:22 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50

20181001-0097069

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF ~~Rutherford~~ Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-091202

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nicholas Wilson	Mortgage Investors Group	
(NAME) 3100 Southlake Drive	(NAME) 8320 East Walker Springs Lane Suite 200	119-15-0-064.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-FOUR THOUSAND NINE HUNDRED NINETY-NINE AND NO/100 DOLLARS ($334,999.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANDREW ROLLEY AND JENNA ROLLEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS WILSON, AN UNMARRIED MAN**, 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:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Section Two, Southlake of record in Plat Book 2083, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 56 fronts 71.6 feet on the East side of Southlake Drive and runs back between lines, 151 feet on the north line and 151.1 feet on the south line, to a dead line, measuring 70.5 feet thereon.

Being the same property conveyed to J. Everett Martin and wife, Sara B. Martin by Warranty Deed from Vernon E. Martin and wife, Millie M. Martin of record in Book 2875, Page 215, Register's Office for Davidson County, Tennessee, dated January 26, 1959 and recorded on February 3, 1959.

Tract II:
Land in Davidson County, Tennessee, being described as follows; to-wit:

Beginning in the Northeast corner of Lot 56 of Section Two, Southlake recorded in Plat Book 2083, Page 84, Register's Office for Davidson County, Tennessee, thence South 86° 43' East 29 feet to a point 150.75 feet from West margin of Mavert Drive; thence South 02°13' West 102 feet to a point, being 150.7 feet West of Mavert Drive; thence North 87° 47' West 29 feet to a point in rear line of Lot 57 in above named subdivision; being 31.5 feet South of the southeast corner of Lot 56; thence North 02°13' East 102 feet to the point of beginning.

Being the same property conveyed to J. Everett Martin and wife, Sara B. Martin by Warranty Deed from Albert E. Perrenoud of record in Book 4931, Page 474, Register's Office for Davidson County, Tennessee, dated July 11, 1975 and recorded on July 14, 1975.

The said J. Everett Martin died October 04, 1998, leaving Sara B. Martin as tenant by the entirety. The said Sara B. Martin died April 30, 2017, leaving Grantors herein as her heirs-at-law as referenced in Affidavits of Heirship of record in Instrument No. 20180213-0014353 and Instrument No. 20180213-0014354, in said Register's Office.

Being the same property conveyed to Andrew Rolley and Jenna Rolley, husband and wife by Warranty Deed from Ginger Marie Greer Bess, Caroyl Marie Baucom, Donna Elaine Blackmore Pardue-Arms, Raymond Tyree Blackmore, and Thomas Earl Blackmore of record in Instrument No. 20180214-0014506, Register's Office for Davidson County, Tennessee, dated February 12, 2018 and recorded on February 14, 2018.

Being also known as 3100 Southlake Drive, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3100 Southlake Drive, Nashville, TN 37211

(House No.) (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 my/our hand(s) this the ~~28th~~ 26th Dec day of September, 2018

Andrew Rolley

Jenna Rolley

STATE OF Tennessee
COUNTY OF Williamson

On this 26th day of September, 2018, before me personally appeared Andrew Rolley and Jenna Rolley, husband and wife to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 26th day of September, 2018.

Commission Expires: 5/13/2020

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
DEANNA L COOPER
MARSHALL COUNTY