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Karen Y Johnson Davidson County
Batch# 154929 DEEDWARR
10/30/2018 08:20:08 AM 2 pgs
Fees: $13.00 Taxes: $917.60

20181030-0107101

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$248,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2018.

Notary Public

My commission expires: 5/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARJORIE ROHER	**Quicken Loans Inc.**	**126-16-0A-417.00 CO**
1445 Bending River Drive	**1050 Woodward Avenue**	
Nashville, TN 37221	**Detroit, MI 48226-1906**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
Thomas Nesbitt and Shelly Nesbitt, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARJORIE ROHER, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 550 on the Plan of Final Plat, Parkview at Riverview, Phase 1, A Cluster Lot Development of record in Plat at Instrument No. 20050215-0016985, 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 Thomas Nesbitt and Shelly Nesbitt, husband and wife by Warranty Deed dated March 2, 2017 from Candace W. Compton of record in Instrument No. 20170308-0022893, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1445 Bending River Drive, Nashville, TN 37221.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 26th day of October, 2018.

Thomas Nesbitt

Thomas Nesbitt

Shelly Nesbitt

Shelly Nesbitt

State of Florida)

County of Lee)

On this 26th day of October, 2018, before me personally appeared, **Thomas Nesbitt and Shelly Nesbitt, husband and wife,** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 7/23/2019 M Fuquay

Notary Public



Michelle Fuquay
Notary Public
State of Florida
My Commission Expires 07/23/2019
Commission No. FF 903360