PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE
Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Karen Y Johnson Davidson County
Batch# 162197 DEEDWARR
11/19/2018 10:32:31 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00

20181119-0113526

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Affiant

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Subscribed and sworn to before me this 16 day of November, 2018.

Notary Public

My Commission Expires: 1-6-20

18-0477

Address of New Owner:	Send Tax Bills to:	Tax Information:
Emily Scott Cady	owner	
5108-B Indiana Ave		091-11-0-473.00
Nashville, TN 37209		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Christopher Roach and Tara Roach, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Emily Scott Cady, a single woman,

hereinafter called the GRANTEE, her heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1015 of Block 161, as shown on the map entitled No. 1, Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed to Christopher Roach and Tara Roach, by Warranty Deed dated July 31, 2014 from William Ruff, joined by his spouse, Dawn Ruff, recorded August 4, 2014 at Instrument No. 20140804-0069721 and being the same property conveyed to Christopher Roach and wife, Tara Roach, by Quitclaim Deed dated April 9, 2018 from Christopher Roach and wife, Tara Roach, recorded April 11, 2018 at Instrument No. 20180411-0034069, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5108-B Indiana Ave, Nashville, TN 37209.**

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, her heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 14 day of November, 2018.

Christopher Roach

Tara Roach

[NOTARY ACKNOWLEDGEMENTS ON FOLLOWING PAGE]

STATE OF CALIFORNIA

COUNTY OF Santa Cruz

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christopher Roach and Tara Roach, husband and wife, the bargainor(s), with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Capitola, California, this 14th day of November, 2018.

Notary Public

My Commission Expires: 05/28/2022

AUSTIN C. STRALEY
COMM. # 2244419
NOTARY PUBLIC - CALIFORNIA
SANTA CRUZ COUNTY
COMM. EXPIRES MAY 28, 2022