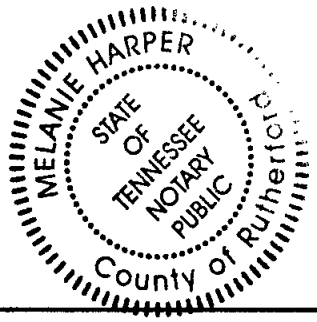
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2018

Notary Public

MY COMMISSION EXPIRES: 9/18/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Perry E. Roach Connie Roach	Wells Fargo MAC X9999-01H	08511003900
(NAME)	(NAME)	
3066 Jenry Dr.	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **William Wayne Middleton, Successor Trustee, of the Anna M. Middleton Revocable Living Trust Agreement,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Perry E. Roach and Connie Roach, 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:

Land in Davidson County, Tennessee, being Lot No. 78, on the Plan of Stanford County Club Estates, Section Three, of record in Book 2900, Page 67, Register's office for said County.

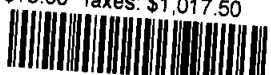
Being the same property conveyed to Anna M. Middleton, Trustee u/a/d August 11, 1999 of the Middleton Revocable Living Trust Agreement, by deed from Anna M. Middleton of record in Book 11632, page 713, said Register's office, and further conveyed to Anna M. Middleton, Trustee of the Anna M. Middleton Revocable Living Trust Agreement, by Deed of Correction of record in Instrument No. 20181206-00117969, said Register's office.

Anna M. Middleton since resigning as Trustee, appointing William Wayne Middleton as successor trustee of record in Instrument No. *, Register's office for Davidson County, Tennessee.

William Wayne Middleton aka William W. Middleton

* 20181217-0122309

Karen Y Johnson Davidson County
Batch# 174686 DEEDWARR
12/17/2018 10:32:59 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50



20181217-0122310

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

unimproved ☐

This is improved ☑ property, known as 3066 Jenry Dr., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return To:
Regal Title, LLC
316 W. Main St
Murfreesboro, TN 37130

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 hands this 12th day of December, 2018.

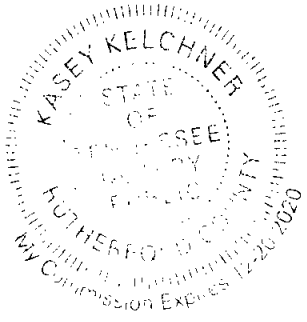
William Wayne Middleton, Successor Trustee, of the
Anna M. Middleton Revocable Living Trust Agreement

State of Tennessee
County of **Davidson**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Wayne Middleton with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the successor trustee of the **Anna M. Middleton Revocable Living Trust Agreement**, the within named bargainor, and that such Successor Trustee executed the foregoing instrument for the purpose therein contained, by personally signing the name of **the Anna M. Middleton Revocable Living Trust Agreement,** as **Successor Trustee**.

Witness my hand and official seal at Nashville, Tennessee, this the **12th December, 2018**

Notary Public
Commission Expires:



File No.: 13576