Name and Address of New Owner:
Kenneth Roth and Sarah Roth
2211 Dunblane Lane
Franklin, TN 37069
Send Tax Bills To:
Kenneth Roth and Sarah Roth
Same as new Owner

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Karen Y Johnson Davidson County
Batch# 179332 DEEDWARRSP
12/31/2018 03:43:30 PM 4 pgs
Fees: $23.00 Taxes: $2,719.50
20181231-0126609

Map & Parcel No: 070-13-0-149

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **DISSER ENTERPRISES, INC., A TENNESSEE CORPORATION**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **KENNETH ROTH AND SARAH ROTH, HUSBAND AND WIFE** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bordeaux Shopping Center, Section One of record in Plat Book 6900, Page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to DISSER ENTERPRISES, INC., A TENNESSEE CORPORATION by Warranty deed from CHIEF AUTO PARTS INC., A DELAWARE CORPORATION of record in Book 9393, page 990, Register's Office for Davidson County, Tennessee, dated 6/30/1994 and recorded on 6/30/1994.

Being improved property also known as 3201 Clarksville Pike Nashville, Tennessee 37218.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF BORDEAUX SHOPPING CENTER, SECTION ONE OF RECORD IN PLAT BOOK 6900, PAGE 57, RESTRICTIVE COVENANTS OF RECORD IN BOOK 7052, PAGE 363 AND BOOK 7052, PAGE 366, RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT OF RECORD IN BOOK 7052, PAGE 370, AN EASEMENT FOR SEWER LINES AS SET OUT IN BOOK 1303, PAGE 343; AND BOOK 3958, PAGE 98, SAID REGISTER'S OFFICE; EASEMENTS AND OTHER RIGHTS, RETAINED BY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, IN AND TO THAT PORTION OF OLD HYDES FERRY PIKE, CLOSED BY METRO COUNCIL BILL NO. 085-655; AND SUBJECT ANY OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES

The property is conveyed in its "as is" condition with no express or implied warranties by Grantor.

TO HAVE AND TO HOLD said real estate unto the Grantees, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantees, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 28th day of December, 2018.

Disser Enterprises, Inc., a Tennessee Corporation

By: _____

Philip Disser, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Philip Disser, President with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge themselves to be President, respectively, of **Disser Enterprises, Inc.,** the within named bargainor, a Tennessee Corporation, and that they as such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by themselves as such officer.

WITNESS my hand and official seal this 28th day of December, 2018.

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/2/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$735,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of December, 2018.

Notary Public
My commission expires: 1/3/22

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. 2018-80

201812310126609

True Copy Certification

I, **PAUL F. SOPER**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

