This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3891

Karen Johnson Davidson County
Batch# 212915 DEEDWARR
04/02/2019 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20190402-0029694

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of April, 2019

Notary Public
My Commission Expires: 4/17/19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gail Beller 802 Lewis Court Madison, TN 37115	Legacy Home Loans, LLC 4004 Hillsboro Pike, Ste. 216B Nashville, TN 37215	051-10-0E-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ronald L. Roller**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Gail L. Beller, a single woman** hereinafter called the Grantee(s), his/her/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 Unit No. 6 on the Plan of Oakland Trace Condominiums, Phase III, as shown by plat of record in Book 6900, Page 454, Register's Office for said County, to which plat reference is here made for a more complete description thereof and as further set forth in Master Deed of record in Book 7506, Page 623, in the Register's Office for Davidson County, Tennessee, together with an undivided interest in any common elements in connection therewith.

Being the same property conveyed to Ronald L. Roller by Warranty Deed from Vicki N. Warren, recorded on the 27th day of November, 2007 in Instrument No. 20071127-0137733, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **802 Lewis Court, Madison, TN 37115**.

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2019

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GRANTOR:

Ronald L. Roller

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronnie Roller, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of April, 2019.

Notary Public
My Commission expires: NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Kellie L. Parsons, 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 the law.

Kellie L. Parsons

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K. R. Wagner, a notary public for this county and state, Kellie L. Parsons, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa K R Wagner

My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY