RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912967

Karen Johnson Davidson County
Batch# 343836 DEEDWARR
01/15/2020 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20200115-0005466

WARRANTY DEED

KRISTA R. MCREE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2020.

NOTARY PUBLIC

My commission expires: 01/31/2023

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenna Rolley and Andrew Rolley 1736 Boxwood Dr. Nashville, TN 37221,	Same address as new owner	172-03-0-A-153.00 CO

FOR AND IN CONSIDERATION of the sum of Five Hundred Fifteen Thousand and 00/100 Dollars ($515,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WEST END BUILDERS, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JENNA ROLLEY AND ANDREW ROLLEY, MARRIED COUPLE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 71 on the Plan of Summit at The Woodlands, as shown on the plat of record in Instrument No. 20170724-0074740, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to West End Builders, Inc., a Tennessee Corporation by Quitclaim deed from Adam Patrick Cabell recorded 01/13/2020 in Instrument Number 20200113-0004184, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Adam Patrick Cabell, by Warranty Deed from Woodlands Phase 2, LLC, a Tennessee Limited Liability Company, dated 3/19/2018, recorded 3/22/2018, of record in Instrument No. 20180322-0027113, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1736 Boxwood Dr, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of January, 2020.

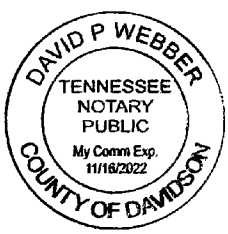
WEST END BUILDERS, INC., A TENNESSEE CORPORATION

BY: **JEREMY BOCZULAK**
ITS: **AUTHORIZED AGENT**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Jeremy Boczulak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of West End Builders, Inc., a Tennessee Corporation, the within named bargainor and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Authorized Agent.

WITNESS my hand and seal, this the 13th day of January, 2020.



Notary Public

David Webber
Printed Notary Name

My commission expires: 11/16/22

True Copy Certification

I, Krista McRee, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY