WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

O-TWG-20-3822

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Taylor Camp	**NEW OWNER**	
(NAME)	(NAME)	**116-12-0-048.00**
3822 Woodmont Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALBERT CECIL ROACH AND BETH LANDMAN ROACH, AS CO-TRUSTEES OF THE ROACH JOINT REVOCABLE TRUST UNDER AGREEMENT DATED MAY 14, 2018, WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLOR*CAMP, SINGLE MAN**hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

*W.

Land in Davidson County, Tennessee, being Lot No. 8A on the Plan of Zone Lot Division of the Re-subdivision of Block "G" Lots 7 and 8, Woodmont Lane Homesites of record in Plat Book 6900, Page 692, and as amended in Book 6900, Page 695, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Albert Roach and Beth Roach, husband and wife by Warranty deed from Barri E. Bernstein, an unmarried person of record in Instrument No. 20140903-0080226 Register's Office for Davidson County, Tennessee, dated August 29, 2014 and recorded on September 03, 2014. (Value of consideration shown in aforementioned deed $372,500.00.)

Being the same property conveyed to Albert Cecil Roach and Beth Landman Roach, As Co-trustees of the Roach Joint Revocable Trust Under Agreement Dated May 14, 2018, with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary by Quitclaim deed from Albert Roach and wife, Beth Roach of record in Instrument No. 20181005-0098975 Register's Office for Davidson County, Tennessee, dated October 03, 2018 and recorded on October 05, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 3822 Woodmont Lane Nashville, Tennessee 37215.

This conveyance is subject to:
- Taxes for the year 2020 and thereafter, a lien, but not yet due and payable.
- Contract relative to water Rights as set out in Agreement of record in Book 1071, Page 420, in the Register's Office for Davidson County, Tennessee.
- Water main Easements of record in Book 613, Page 404 and Book 924, Page 24, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3822 Woodmont Lane, Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Karen Johnson Davidson County
Batch# 364243 **DEEDWARR**
02/27/2020 10:12:30 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20200227-0021835

Witness my/our hand(s) this the 14th DAY OF FEBRUARY, 2020.

Albert Cecil Roach and Beth Landman Roach, As Co-trustees of the Roach Joint Revocable Trust Under Agreement Dated May 14, 2018, with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary

BY: Albert Cecil Roach
Albert Cecil Roach

BY: Beth Landman Roach
Beth Landman Roach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Albert Cecil Roach and Beth Landman Roach, as Co-Trustees of Albert Cecil Roach and Beth Landman Roach, As Co-trustees of the Roach Joint Revocable Trust Under Agreement Dated May 14, 2018, with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th day of February, 2020.

Notary Public

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

My Commission Expires:

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212