STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2020.

Notary Public
MY COMMISSION EXPIRES: 3-2-2021
File No. 20-8556

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

Karen Johnson Davidson County
Batch# 394750 DEEDWARR
05/04/2020 09:45:03 AM 2 pgs
Fees: $13.00 Taxes: $1,080.40

20200504-0046154

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Scott Worrall and Kimberly Kronick-Worrall (NAME)	Primary Residential mortgage (NAME)	26-15-26
2304 Marsha Drive (STREET ADDRESS)	1480 North 2200 West (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Salt Lake city, UT 84116 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Christopher David Roaden and Michael David Roaden, Heirs at Law of Thomas M. Roaden**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Worrall and Kimberly Kronick-Worrall, 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:

Being Lot No. 5, Section One, North Hill Estates, as of record in Book 3300, page 18, Register's Office for said County.

Said Lot No. 5 fronts 166.2 feet on the northwesterly side of Marsha Drive, and extends back 233.5 feet on the southerly line, and 375.4 feet on the northerly line, to a dead line in the rear, on which it measure 259.83 feet.

Being the same property conveyed to Thomas M. Roaden and wife, Peggy T. Roaden by Warranty Deed dated January 15, 1965 from Thomas S. Burnette, Jr and wife, Mary C. Burnette, recorded January 15, 1965, in Book 3851, Page 601, in the Register's Office of Davidson County, Tennessee.

The said Peggy T. Roaden having since died on January 31, 2015, leaving the property soley vested in Thomas M. Roaden. Thomas M. Roaden having since died intestate on October 6, 2018. Pursuant to the Order filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 19P327, the said Christopher David Roaden, Michael David Roaden and Richard Thurman Roaden were named as Heirs of Thomas M. Roaden.

See Affidavits of Heirship recorded as Instrument Number 20200504-0046149, Instrument Number 20200504-0046150, and Instrument Number 20200504-0046151, said Register's Office.

The said Richard Thurman Roaden conveyed his interest in the above referenced property to Christopher David Roaden and Michael David Roaden by Quitclaim Deed recorded as Instrument Number 20200504-0046152, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to the Covenant, Condition, or Restrictions in Book 3279, Page 97, recorded in the Rofficial records of the Davidson County Register of Deeds.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3300, page 18, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Christopher David Roaden is signed by his/her duly appointed Attorney-in-fact Amber Roaden, pursuant to the Power of Attorney recorded in Book _____, page _____, said Register's Office.

This is improved property, known as 2304 Marsha Drive, Madison, TN 37115.

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.

Witness my/our hand(s) this 30th day of April, 2020.

Christopher David Roaden by Amber Roaden, his atty-in-fact
Christopher David Roaden by Amber Roaden, his Attorney-in-Fact

Michael David Roaden

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of April, 2020, before me personally appeared Michael David Roaden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2020.

TODD D. SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of April, 2020, personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Amber Roaden, attorney-in-fact for Christopher David Roaden, with whom I am personally acquainted, and who acknowledged that Amber Roaden executed the within instrument for the purposes therein contained, and who further acknowledge that Amber Roaden is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of April, 2020.

TODD D. SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO