SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 488569 DEEDWARRSP
10/02/2020 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20201002-0114314

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-[illegible]-2023
(AFFIX SEAL)

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JANUARY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Anne L. Roddick	Caliber Home Loans, Inc.	084-01-0-021.00
(NAME)	(NAME)	
1410 Rosebank Avenue	1525 South Beltline Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Coppell, TX 75019	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned **J. Richard O'Toole A/K/A Jerry Richard O'Toole, unmarried, and Patricia T. O'Toole, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anne L. Roddick, a single woman**, hereinafter referred to as Grantee, their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 1 of the R.F. Davis Subdivision, not of record, and described according to a copy of a survey made by Ralph W.C. Lambert, Surveyor, dated November 26, 1960, as follows:

Beginning at an iron pin in the West margin of Rosebank Avenue at the Southeast corner of the property conveyed to the City of Nashville, by E.S. Weaver et ux, by deed of record in Book 2032, Page 195, said Register's Office; thence along the South line of said property, North 88 degrees 30 minutes West 180 feet to a bolt set in concrete; thence along the East line of the J.C. Barbour property by deed of correction from E.S. Weaver and wife, of record in Book 3163, Page 375, said Register's Office, South 1 degree 30 minutes West 108.00 feet to an iron pin, Barbour's new Southeast corner; thence along a fence line, South 82 degrees 37 minutes East 182 feet to an iron pin in the west margin of Rosebank Avenue; thence with said Avenue, North 1 degree 30 minutes East 130.5 feet to the beginning.

Being the same property conveyed to Anne L. Roddick and Michael A. Roddick, wife and husband, by Warranty Deed from Mikel W. Cole and Julie Ann Walker, dated March 27, 2017 and recorded March 29, 2017 in Instrument Number 20170329-0030680, Register's Office for Davidson County, Tennessee. Michael A. Roddick, having since died on November 8, 2017. AND;

FURTHER, being the same property conveyed to J. Richard O'Toole AKA Jerry Richard O'Toole, unmarried, and Patricia T. O'Toole, unmarried, by Warranty Deed from Anne L. Roddick, unmarried, dated June 5, 2019 and recorded June 13, 2019 in Instrument Number 20190613-0056887, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1410 Rosebank Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/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), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 29th day of September, 2020.

Jerry O'Toole by Matthew Anderson as Attorney-In-Fact
J. Richard O'Toole A/K/A Jerry Richard O'Toole, by Matthew J. Anderson, as Attorney-in-Fact

Patricia O'Toole by Matthew Anderson as Attorney-In-Fact
Patricia T. O'Toole, by Matthew J. Anderson, as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Matthew J. Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of J. Richard O'Toole A/K/A Jerry Richard O'Toole, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of J. Richard O'Toole A/K/A Jerry Richard O'Toole, for the purposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2020.

Claire H Jenkins
Notary Public

My Commission Expires: 10/2/23

(SEAL)

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Matthew J. Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Patricia T. O'Toole, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Patricia T. O'Toole, for the purposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2020.

Claire H Jenkins
Notary Public

My Commission Expires: 10/2/23

(SEAL)

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tender for registration herewith, and that this is a true and correct copy of the orig document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this coun and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnes

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY