# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,998.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF AUGUST, 2000.

Notary Public

MY COMMISSION EXPIRES: ~~Mar 26, 2002~~ 12.12.2003 (AFFIX SEAL)

Return to WILSON & WEISS TITLE Associates, LLC 103 Maple St. Smyrna, TN 37167
R-0135

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marilyn L. Roberson | CAVALRY BANKING | 162-3-327 |
| (NAME) | (NAME) | |
| 505 Santee Court | 114 West College Street | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Murfreesboro, TN 37130 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Lewis Glenn Talbert and wife, Evelyn S. Talbert, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marilyn L. Roberson, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Haywood Hills Section 4 of record in Book 4675, Page 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 106 fronts 35.47 feet on the west margin of Santee Court, and extends back 140.0 feet on the southeast line, and 124.5 feet on the northerly line to a broken line on the rear measuring 153.2 feet.

Being the same property conveyed to Lewis Glenn Talbert and wife Evelyn S. Talbert, by deed of record in Book 5391, Page 103, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 505 Santee Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Davidson County DEEDWARR
Recvd: 09/06/00 14:30 3pgs
Fees:15.00 Taxes:332.96
20000906-0088171

Witness my/our hand(s) this 25th day of August. 2000.

Lewis Glenn Talbert

Evelyn S. Talbert

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lewis Glenn Talbert and wife Evelyn S. Talbert with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of August, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public

# WARRANTY DEED

## FROM

Lewis Glenn Talbert and wife, Evelyn S. Talbert

## TO

Marilyn L. Roberson

## RETURN TO:

Wilson & Weiss Title Asso.
103 Maple Street
Smyrna, Tennessee 37167