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book 186

Davidson County DEEDWARR
Recvd: 06/17/05 10:21 3 pgs
Fees:18.00 Taxes:795.50
20050617-0069362

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

**ADDRESS NEW OWNER:**

Joseph P. Roberson
Kris L. Roberson
4921 Tulip Grove Lane
Hermitage, TN 37076

**SEND TAX BILL:**
Mortgage Resources Inc
404 BNA Drive #400
Nashville Tn 37217

**MORTGAGEE:**

**MAP AND PARCEL:**
MAP 86-4-B
PARCEL 38 CO

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Phil Taylor and wife, Linda Taylor**, ("Grantor"), have bargained and sold, and by these presents does transfer and convey unto **Joseph P. Roberson and wife, Kris L. Roberson**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of First Revision, Section Two, Sunset Oaks, as of record in Plat Book 7900, page 942, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Phil Taylor and wife, Linda Taylor, by deed from Ezell Satterwhite, Jr. and wife, Monica Hooten Satterwhite, dated May 13, 2004, of record in Instrument No. 20040514-0057138, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 4921 Tulip Grove Lane, Hermitage, TN 37076.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 15th day of June, 2005.

Phil Taylor by Linda Taylor
Phil Taylor

Linda Taylor
Linda Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Linda Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 15th day of June, 2005.

Notary Public

My Commission Expires: 9-30-06

JEANNIE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, LINDA TAYLOR, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument in behalf of PHIL TAYLOR and who acknowledged that she executed the same as the free act and deed of PHIL TAYLOR.

Witness my hand and official seal this 15th day of June, 2005.

Notary Public

My Commission Expires: ~~01/29/05~~ 9-30-06

JEANNIE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $215,000.00.

**AFFIANT**

Subscribed and sworn to before me
this 15th day of June, 2005.

**NOTARY PUBLIC**

My Commission Expires: 5/28/06