WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/06 13:36 2 pgs
Fees:13.00 Taxes:555.00
20060303-0024995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: My Comm. Exp. March 21, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Matthews	GMAC Mortgage	105-5-73
(NAME)	(NAME)	
1433 15th Ave. South	6 Cadillac Drive Suite 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Brentwood, TN 37027	
(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, Carl Glennis Roberts and Lovie Ann Roberts, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia Matthews, 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(s) 10, Block No. 52, of the Subdivision of Lots 37 and 52, O.B. Hayes, Rokeby Plan, of record in Plat Book 547, page(s) 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CARL GLENNIS ROBERTS AND WIFE, LOVIE ANN ROBERTS, by deed of record in Book 2601, page 449, said Register's Office. Valeria Roberts Matlock, has been appointed Conservator of Lovie Ann Roberts by the Probate Court of Davidson County Tennessee, in docket 04P1946.

unimproved ☐

This is improved ☒ property, known as 1433 15th Ave. South, Nashville, TN 37212

(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.

Witness our hands this 10th day of February, 2006.

Carl Glennis Roberts by Valeria Roberts Matlock as Attorney in Fact

Carl Glennis Roberts
By: Valeria Roberts Matlock, POA

Lovie Ann Roberts by Valeria Roberts Matlock, Conservator

Lovie Ann Roberts
By: Valeria Roberts Matlock, Conservator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 10th day of February 2006, before me personally appeared **Valeria Roberts Matlock**, 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 Carl Glennis Roberts, and who acknowledged that she executed the same as the free act and deed of said Carl Glennis Roberts, by virtue of the Power of Attorney, duly executed by the said Carl Glennis Roberts, and appearing of record as Instrument 20060303-0024994, Registers Office for Davidson County Tennessee.

Witness my hand and official seal, this10th day of February 2006.

My Commission Expires:

03/21/09

Notary Public

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

State of Tennessee
County of Davidson

On this 10th day of February, 2006, before me, personally appeared Valeria Roberts Matlock as Conservator of the Estate of Lovie Ann Roberts, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this10th day of February 2006.

My Commission Expires:

03/21/09

Notary Public

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009