WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/07 13:59 2 pgs
Fees:13.00 Taxes:362.60

20070305-0026935

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: May 3, 2010.

(AFFIX SEAL)

DELAINA D. SCOBEY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maribel Lineberry and Michael S. Smith		Map 64
(NAME)	(NAME)	
116 Lineberry Blvd., Ste. 301	NEW OWNER	Group
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		Parcel P/O 107
(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, Rocky L. Roberts and wife, Laura E. Roberts, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael S. Smith and wife, Sherry A. Smith and Maribel V. Lineberry, 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:

Being Lot No. 119 on the plat of Phase III, Cleveland Hall Subdivision, as shown of record in Instrument No. 20060106-0002332, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rocky L. Roberts and wife, Laura E. Roberts by deed from Cleveland Hall, LLC, a Tennessee Limited Liability Company filed of record 08/08/2006 in Instrument No. 20060808-0097079, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Instrument No. 20060106-0002332, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 11725, Page 76; Instrument No. 20050307-0024504; Instrument No. 20060113-0005680 and Instrument No. 20051202-0144894, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Book 11725, Page 110. Register's Office of Davidson County, Tennessee.

Subject to a sanitary sewer easement as shown of record in Book 8006, Page 677, Register's Office of Davidson County, Tennessee.

Subject to a public utility easement as shown of record in Book 7844, Page 242, Register's Office of Davidson County, Tennessee.

Subject to an easement in favor of BellSouth Telecommunications as shown of record in Book 11725, Page 325, Register's Office of Davidson County, Tennessee.

Subject to the Charter for Cleveland Hall Homeowners Association as shown of record in Book 11725, Page 70, Register's Office of Davidson County, Tennessee.

Subject to an easement in favor of Cumberland Utility District as shown of record in Book 7994, Page 173, and Book 8068, Page 524, Register's Office of Davidson County, Tennessee.

Subject to a storm water detention agreement as shown of record in Instrument No. 20041115-0136615, Register's Office of Davidson County, Tennessee.

Subject to any homeowner association dues that may be assessed.

unimproved ☒

This is improved ☐ property, known as Lot#119 Cleveland Hall, Old Hickory, TN 37138

(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 2nd day of March, 2007.

Rocky L. Roberts

Laura E. Roberts

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Rocky L. Roberts and wife, Laura E. Roberts, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 2nd day of March, 2007.

Commission expires: May 3, 2010

DELAINA D. SCOBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Delaina D. Scoby Notary Public