WARRANTY DEED

2827
book 186

Davidson County DEEDWARR
Recvd: 05/03/07 12:09 2 pgs
Fees:13.00 Taxes:752.95

20070503-0053096

Sarah Dreneke
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/14/2009
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,500.00

Kenneth Sowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2007.

Sarah Dreneke
Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Lee Roberts	Churchill Mortgage	Map 173-15-A
(NAME)	(NAME)	
201 Claybrook Lane	7101 Old Hickory Blvd Ste 400	Parcel 97
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, **GARY R. ELMORE AND WIFE, DAPHNE S. ELMORE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD LEE ROBERTS AND WIFE, ERICA ROBERTS,** 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. 97 on the Plan of Mill Run Subdivision, Phase 2, of record in Instrument #20011009-0109754, as amended in Instrument #20020605-0067914 and in Instrument #20020605-0067915, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gary R. Elmore and wife, Daphne S. Elmore, by deed from The Craig Company, Inc., of record in Instrument #20030408-0046165, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes (b) all matters appearing on the plan of record in Instrument #20011009-0109754, as amended in Instrument #20020605-0067914 and in Instrument #20020605-0067915, said Register's Office; (c) Bylaws of record in Book 11675, page 497, said Register's Office; (d) easements of record in Book 10448, page 188, Book 3933, page 359, Instrument #20010405-0033586 and in Instrument #20010405-0033587, said Register's Office; and (e) restrictive covenants of record in Book 11675, page 472, Instrument #20000215-0015152, Instrument #20020701-0079016 and Instrument #20021121-0144876, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 201 Claybrook Lane, Antioch, Tennessee 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.

Witness our hands this 19 day of April, 2007.

Gary R. Elmore

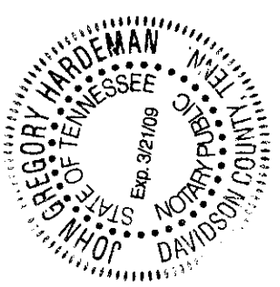
Daphne S. Elmore

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 Gary R. Elmore and Daphne S. Elmore, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19 day of April, 2007.

Commission expires:



Notary Public