Davidson County DEEDWARR
Recvd: 05/31/07 11:44 2 pgs
Fees:13.00 Taxes:423.28

20070531-0064650

File No. 270500087

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 2/2-10-11

(AFFIX SEAL)

JEANNE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Walker		
(NAME)	(NAME)	
2219 Cottage Hill Dr.	New Owner	149-02-0-018.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , **Eric A. Roberts and wife, Starr R. Roberts**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Walker**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 26, on the plan of Cottage Hill, Section I, as shown by plat of record in Book 4860, Page 83, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eric A. Roberts and wife, Stan R. Roberts (AKA Starr R. Roberts) by QuitClaim Deed from Joel David Lepley, dated September 26, 2002, and of record in Instrument No. 20020927-0117644, Register's Office for said County.

Being the same property conveyed to Joel David Lepley, unmarried, by QuitClaim Deed from Marjorie L. Durrett, dated October 17, 2001, and of record in Instrument No. 20011019-0114173, Register's Office for said County.

Being the same property conveyed to Marjorie L. Durrett, a married person, by Warranty Deed from Richard J. Conklin and wife, Janice Elaine Conklin, dated August 20, 1997 of record in Book 10579, Page 305, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2219 Cottage Hill Dr., 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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hands this 24th day of May, 2007.

Eric A. Roberts

Starr R. Roberts

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Eric A. Roberts and Starr R. Roberts, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of May, 2007.

Commission expires: 2/24/09

JEANINE SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

File Number: 270500087

RETURN TO:

Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129