McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

# WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: ~~OCTOBER 19, 2009~~

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $141,400.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF SEPTEMBER, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02390 GENSERT

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Althea K. Gensert | same | 142050B09700CO |
| 8300 Sawyer Brown Road | | |
| Nashville, TN 37221 | | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**THE ESTATE OF JUANITA E. ROBERTS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**ALTHEA K. GENSERT, AN UNMARRIED WOMAN**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 8300 Sawyer Brown Road, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 10th day of September, 2007.

Davidson County DEEDWARR
Recvd: 09/17/07 12:46 2 pgs
Fees:13.00 Taxes:523.18
20070917-0111020

The Estate of Juanita E. Roberts

BY: C. Wayne Huddleston Executor

C. Wayne Huddleston executor of the estate of Juanita E. Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, C. WAYNE HUDDLESTON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of September, 2007.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

BEING UNIT NO. R-302, TOGETHER WITH THE CARPORT DESIGNATED NO. R-302-C, IN RIVER PLANTATION, SECTION THREE, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OR RIVER PLANTATION, SECTION THREE, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 4675, PAGE 75, 76, AND 77, AS AMENDED IN BOOK 4675, PAGES 102, 103, 104 AND 105, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER OF RECORD IN BOOK 4784, PAGE 464, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HERE MADE.

BEING THE SAME PROPERTY CONVEYED TO JUANITA HUDDLESTON ROBERTS, MARRIED BY WARRANTY DEED FROM VIRGINIA E. TACKER, UNMARRIED, AND VIRGINIA JO ANN WILLS, UNMARRIED AS RECORDED ON THE 10TH DAY OF AUGUST, 1995 IN BOOK 9758, PAGE 322, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID JUANITA HUDDLESTON ROBERTS HAVING SINCE DIED LEAVING SAID PROPERTY TO HER HEIRS AS SHOWN UNDER WILL IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE UNDER PROBATE NO.07P59. SAID WILL AND PETITION TO ADMIT WILL TO PROBATE AUTHORIZES C. WAYNE HUDDLESTON EXECUTOR TO SELL THE ABOVE CAPTIONED PROPERTY.

CORDELL B. ROBERTS SPOUSE OF JUANITA E. ROBERTS WAIVED HIS STATUTORY MARITAL RIGHTS AND ALL RIGHTS OF INHERITANCE UNDER A BINDING ANTENUPTIAL AGREEMENT AS REFERENCED IN THE ORDER ADMITTING WILL TO PROBATE FILED JANUARY 10, 2007 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, DOCKET NO. 07P59.

JUANITA HUDDLESTON ROBERTS AND JUANITA E. ROBERTS BEING ONE AND THE SAME PERSON.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.