Box 8

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 224,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **17th** DAY OF **October, 2007** Notary Public MY COMMISSION EXPIRES: 3-20-2010 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/18/07 14:02 2 pgs
Fees:13.00 Taxes:832.13
20071018-0123767

DEBORAH H. BERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Roberson	Wells Fargo Home Mortgage	**155080C15800CO**
(NAME) **6865 Collinswood Drive**	(NAME) P.O. Box 11701	
(ADDRESS) **Nashville,TN 37221**	(ADDRESS) Newark, NJ 07101-4701	
(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, **Jason A. Haggard and Heather Haggard, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael W. Roberson and spouse, Dedra L. Roberson,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 158, PHASE 2, POPLAR CREEK ESTATES SUBDIVISION, as shown on plat of record in Plat Book 6900, Page 339 through 347, amended by Amendment and Change Survey Monumentation of record in Plat Book 7900, Pages 888 and 889, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason A. Haggard and wife, Heather Haggard by Quitclaim Deed from French River Development Company, LLC, recorded on the 12th day of March, 2002 in Instrument No. 20020312-0031157, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, pages 339 through 347, amended by Amendment and Change of Survey Monumentation in Book 7900, pages 888 and 889; The Declarations of Covenants, Conditions and Restrictions of record in Book 6474, pages 346, Book 6486, page 587, Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33 and Book 9472, page 824, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

~~This conveyance is subject to any and all by laws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property, and taxes for the current year which have been prorated and paid by the Grantor(s) hereof.~~

unimproved ☐
This is improved ☒ property, known as **6865 Collinswood Drive, Nashville, TN 37221**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **17th** day of **October, 2007**.

Jason A. Haggard

Heather Haggard

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Jason A. Haggard and Heather Haggard**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10/17/2007.

NOTARY

MY COMMISSION EXPIRES: 3/7/2011

