WARRANTY DEED

Return TO:
Elite Title Compa
109 West Park Dri
Suite 350
Brentwood, TN 3702
608007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Peggy L Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2008

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie D. Hart	Countrywide Bank, FSB	176050B12700CO
(NAME)	(NAME)	
6116 Firelight Trail	3011 Armory Drive, Suite 120	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Nashville, TN 37204	
(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, Michael R. Roberts and wife, Peggy L. Roberts, F. K. A. Peggy L. Reeves, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connie Hart,*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: *unmarried

Being Lot Number 225 on the Plan of Hickory Woods Estate, Section "C", of record in Plat Book 6900 at page 885 thru 887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael R. Roberts and Peggy L. Reeves, by deed of record in Book 11375, Page 939, Register's Office for Davidson County, Tennessee. Peggy L. Reeves now known as Peggy L. Roberts.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Michael R. Roberts by Peggy L. Roberts as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6116 Firelight Trail, 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 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.

Davidson County DEEDWARR
Recvd: 03/03/08 13:24 2 pgs
Fees:13.00 Taxes:666.00
20080303-0020903

Witness our hands this 28th day of February, 2008.

Michael R. Roberts by Peggy L. Roberts his attorney-in-fact

Michael R. Roberts by Peggy L. Roberts, his attorney in fact

Peggy L. Roberts

Peggy L. Roberts

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 *Peggy L. Reeves with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

* now known as Peggy L. Roberts

On this the 28th day of February, 2008, before me personally appeared Peggy L. Roberts, the person who executed the foregoing instrument on behalf of Michael R. Roberts and who acknowledged that she executed the same as the free act and deed of the said Michael R. Roberts, through Power of Attorney granted she by the said Michael R. Roberts.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2008.

Commission expires: 5-2-2011

KRYSTN T. HEDGES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

Krystn T. Hedges

Notary Public