Davidson County DEEDWARR
Recvd: 07/21/08 13:48 4 pg
Fees:23.00 Taxes:135.05

20080721-0074614

PREPARED BY: + Return To:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of July, 2008, by and between DAVID D. ROBERTS AND WIFE, CORLEN J. ROBERTS; GARY H. ROBERTS AND WIFE, CARRIE J. ROBERTS; AND JAMES W. ROBERTS, A SINGLE PERSON, hereinafter called Grantors, and JEANINE M. SARNO, AN UNMARRIED WOMAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DAVID D. ROBERTS AND WIFE, CORLEN J. ROBERTS; GARY H. ROBERTS AND WIFE, CARRIE J. ROBERTS; AND JAMES W. ROBERTS, A SINGLE PERSON, as Grantors, do hereby bargain, sell, transfer and convey unto JEANINE M. SARNO, AN UNMARRIED WOMAN, hereinafter referred to as Grantee, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as TRACT #1, WHITES CREEK PIKE, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER(S):

GARY H. ROBERTS ~~ATTORNEY-IN-FACT~~ PR

CARRIE J. ROBERTS ATTORNEY-IN-FACT

DAVID D. ROBERTS ATTORNEY-IN-FACT

CORLEN J. ROBERTS ATTORNEY-IN-FACT

JAMES W. ROBERTS ATTORNEY-IN-FACT

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at Madison **, Tennessee, on this the** 17th **day of July, 2008.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

Name and Address of Property Owner:

JEANINE M. SARNO

125 FIRELIGHT COURT
ANTIOCH, TN 37013

Property Address:

TRACT #1, WHITES CREEK PIKE, JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

JEANINE M SARNO
125 Firelight Ct
Antioch TN 37013

Map & Parcel #: MAP 8, PARCEL 239.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$36500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of **July, 2008.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

08-8168A

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a notary public in and for the above-stated county and state, GARY H. ROBERTS, to me known to be the person who executed the foregoing instrument on behalf of DAVID D. ROBERTS, and acknowledged that he executed the same as the free act and deed of the said DAVID D. ROBERTS, pursuant to that certain Limited Power of Attorney to Sell Real Estate, of record in Instrument No. 20080721007460 9, Register's Office for DAVIDSON County, Tennessee.

Witness my hand and official seal at Madison, Tennessee, on this the 17th day of July, 2008.

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a notary public in and for the above-stated county and state, GARY H. ROBERTS, to me known to be the person who executed the foregoing instrument on behalf of CORLEN J. ROBERTS, and acknowledged that he executed the same as the free act and deed of the said CORLEN J. ROBERTS, pursuant to that certain Limited Power of Attorney to Sell Real Estate, of record in Instrument No. 20080721007461 0, Register's Office for DAVIDSON County, Tennessee.

Witness my hand and official seal at Madison, Tennessee, on this the 17th day of July, 2008.

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a notary public in and for the above-stated county and state, GARY H. ROBERTS, to me known to be the person who executed the foregoing instrument on behalf of CARRIE J. ROBERTS, and acknowledged that he executed the same as the free act and deed of the said CARRIE J. ROBERTS, pursuant to that certain Limited Power of Attorney to Sell Real Estate, of record in Instrument No. 20080721007461 1, Register's Office for DAVIDSON County, Tennessee.

Witness my hand and official seal at Madison, Tennessee, on this the 17th day of July, 2008.

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a notary public in and for the above-stated county and state, GARY H. ROBERTS, to me known to be the person who executed the foregoing instrument on behalf of JAMES W. ROBERTS, and acknowledged that he executed the same as the free act and deed of the said JAMES W. ROBERTS, pursuant to that certain Limited Power of Attorney to Sell Real Estate, of record in Instrument No. 20080721007461 2, Register's Office for DAVIDSON County, Tennessee.

Witness my hand and official seal at Madison, Tennessee, on this the 17th day of July, 2008.

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 1 of the Final Plat of Roberts Estates, of record in Instrument Number 20080512-0048900 and as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20080627-0066635, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING a portion of the same property conveyed to David R. Roberts and wife, Corlen J. Roberts, Gary H. Roberts and wife, Carrie J. Roberts, and James W. Roberts, by Deed from Gayron C. Lytle, of record in Instrument No. 20011231-0145230, Register's Office for Davidson County, Tennessee; to David D. Roberts and wife, Corlen J. Roberts, by Deed from Gayron C. Lytle, of record in Instrument No. 20011231-0145305, said Register's Office; to Gary H. Roberts and wife, Carrie J. Roberts, by Deed from Gayron C. Lytle, of record in Instrument No. 20011231-0145291, said Register's Office; and to James W. Roberts, by Deed from Gayron C. Lytle, of record in Instrument No. 20011231-0145232, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (Map 8, Parcel 28.00, Map 8, Parcel 216.00, Map 8, Parcel 217.00, Map 8, Parcel 218.00).
2. All matters as set forth on the Final Plat of Roberts Estates Plan of record in Instrument Number 20080512-0048900 and as amended by Surveyor's Certificate of Correction of record in Instrument Number 20080627-0066635, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Boundary Line Agreement of record in Instrument Number 20011213-0137721, Register's Office for DAVIDSON County, Tennessee.

4. If improvements are completed after January 1st of any year the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company will assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603 and T.C.A. 67-5-509, et seq. or Back Assessments pursuant to T.C.A. Section 67-1-1001 et seq.

5. Declaration of Restrictive Covenants as to Roberts Estates, Lots 1-8, of record in Instrument No. 20080721000746 08, said Register's Office.