RECORD & RETURN TO:
Southern Title Services
1517 Hunt Club Blvd #100
Gallatin, TN 37066

Davidson County DEEDWARR
Recvd: 08/19/08 10:47 2 pgs
Fees:13.00 Taxes:169.83

20080819-0085133

WARRANTY DEED

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$45,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH DAY OF AUGUST, 2008.**

Notary Public

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Youngster	SunTrust Mortgage, Inc.	**52-8-139**
(NAME) **1529 Meadow Bend Drive**	(NAME) 1001 Semmes Ave	
(ADDRESS) **Madison, TN 37115**	(ADDRESS) Richmond, VA 23224	
(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, **James Roberts, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith Youngster**, an unmarried man 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:

LAND in Davidson County, Tennessee, being Lot No. 8-A, Zone Lot Division Lots 3,4,7,8,19,24,25 and 26. Section 2, Meadow Bend as of record in Book 6250, Page 278, in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete description.

BEING the same property conveyed to James Roberts by Deed from Shellie Wallace as Successor Trustee and Greg Ivester as Co-Trustee, dated July 16, 2008, of record in Instrument No. 20080716-0072642, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as **1529 Meadow Bend Drive, Madison, TN 37115**
(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.

Witness my hand this **14th day of August, 2008.**

James Roberts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **James Roberts, married** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the persons who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 14th day of August, 2008.

Commission expires:

Notary Public

SHEILA L. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011