WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$231,000.00**

Laura W Sublett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-21-09
(AFFIX SEAL)

LAURA B. ERININGER — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Laurie~~ W. Sublett Laura	SunTrust Mortgage, Inc.	117-2-D-8CO
(NAME)	(NAME)	
3025 Woodlawn Drive	401 Commerce St., Suite 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37219	
(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, **John M. Roberts and Jennifer R. Boult and Julia M. Roberts**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~**Laurie**~~ Laura **W. Sublett**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit 8 on the plan of The Clairmont Condominiums, of record in Book 6200, page 551, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to John M. Roberts, a one-half undivided interest, and Jennifer R. Boult an undivided one-fourth interest and Julia M. Roberts, a one fourth undivided intrest by deed dated November 29, 1999 from Roberts Properties, LLC and by through its majority shareholder and managing partner John M. Roberts and attested to by all minority shareholders, Jennifer R. Boult and Julia M. Roberts of record in Instrument No. 20000104-0000763, said Register's Office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **3025 Woodlawn Drive, Nashville, TN 37215**
(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 our hands this 19th day of December, 2008.

Julia M. Roberts

John M. Roberts

Jennifer R. Boult

Davidson County DEEDWARR
Recvd: 12/22/08 10:48 2 pgs
Fees:13.00 Taxes:854.70

20081222-0121789

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 John M. Roberts, the bargainor, 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 Nashville, Tennessee this 19th DAY OF DECEMBER, 2008.

Commission expires: 3-21-09

Notary Public

LAURA B RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 Jennifer R. Boult, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th DAY OF DECEMBER, 2008.

Commission expires: 3-21-09

Notary Public

LAURA B RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 Julia M. Roberts, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th DAY OF DECEMBER, 2008.

Commission expires: 3-21-09

Notary Public

LAURA B RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY