WARRANTY DEED

File Number: 70621

Davidson County DEEDWARR
Recvd: 02/02/09 14:49 3 pgs
Fees:18.00 Taxes:316.35
20090202-0008807

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

AUBORN L. HAGER, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 5, 2014

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah D. Roberts	Deborah D. Roberts	
(NAME)	(NAME)	
1025 Looby Circle	1025 Looby Circle	081-07-0-575.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, Edna Mae Grove and Virgie Diane McEwen By: Edna Mae Grove Its: Attorney in Fact and Faith Paulette Mabson, By: Edna Mae Grove Its: Attorney in Fact, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah D. Roberts, unmarried., 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:

1025 Looby Circle, Nashville, TN 37208 **Map 081-07-0 Parcel 575.00**

Land in Davidson County, Tennessee, being Lot. No. 13 on the Final Pat of Looby Heights of record in Plat Book 7900, page 148, as amended in Book 7900, page 230 and as corrected in Book 8289, page 696, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William P. Long and wife, Dorothy M. Long by Warranty Deed from Metropolitan Development & Housing Agency, recorded on November 11, 1996 in Book 10246, page 195, Register's Office for Davidson County, Tennessee.

The said William P. Long having since expired on February 16, 2002, of record in Vital Records No. 3209380, Exhibit A of said Affidavit of Heirship.

The said Dorothy M. Long having since expired on February 27, 2008, of record in Vital Records No. 0801276, Exhibit B of said Affidavit of Heirship.

The property now vesting in the sole heirs of William P. Long and Dorothy M. Long, by operation of law, their daughters in equal shares, Edna Mae Grove, Virgie Diane McEwen, and Faith Paulette Mabson. See, Affidavit of Heirship filed of record in Davidson County, Instrument No. 20090202-0008804.

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

unimproved ☐

This is improved ☒ property, known as 1025 Looby Circle, Nashville, TN 37208

(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.

Edna Mae Grove
EDNA MAE GROVE

Virgie Diane McEwen By: Edna Mae Grove, AIF
VIRGIE DIANE MCEWEN
BY: EDNA MAE GROVE
ITS: Attorney in Fact

Faith Paulette Mabson By: Edna Mae Grove, AIF
FAITH PAULETTE MABSON
BY: EDNA MAE GROVE
ITS: Attorney in Fact

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 **EDNA MAE GROVE** with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Personally appeared before me, the within named **EDNA MAE GROVE** with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of **VIRGIE DIANE MCEWEN** as her Attorney in Fact as the free act and deed of the within named.

Personally appeared before me, the within named **EDNA MAE GROVE** with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of **FAITH PAULETTE MABSON** as her Attorney in Fact as the free act and deed of the within named.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 28TH DAY OF JANUARY, 2009.

ROSELL HILL
STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC

MY COMMISSION EXPIRES:
May 23, 2009

MY COMMISSION EXPIRES

Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Florence King, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

FLORENCE KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires JAN. 9, 2012