File No. 290300715

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00 5-7-09

Laquwanda C. Chatman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2009.

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: October 23, 2012.
(AFFIX SEAL)

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20090031406 DEEDWARR
Recvd: 05/12/09 12:15 2 pgs
Fees:13.00 Taxes:351.50
20090512-0043638

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laquwanda C. Chatman	Bank of America, N.A.	041-12-0B-027.00CO
(NAME)	(NAME)	
132 Williams Valley Court	3011 Armory Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Thomas E Roberts and wife, Theresa Roberts**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Laquwanda C. Chatman, a single person**, hereinafter called the grantee(s), HER 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. 27, First Revision, Williams Valley PUD, as shown on plat of record in Instrument No. 20010201-0009794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Thomas E Roberts and wife, Theresa Roberts by Quitclaim Deed from T & T Building Contractors LLC of record in Instrument No. 20011213-0137766 on 12/10/2001 and filed for record on 12/13/2001, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat by Instrument No. 20010201-0009794, Register's Office for DAVIDSON County, Tennessee. Restrictions of record in Instrument No. 20010308-0022084, Register's Office for DAVIDSON County, Tennessee. Sanitary Sewer and Storm Drainage Easement of record in Book 5515, Page 970, Register's Office for DAVIDSON County, Tennessee. Sanitary Sewer and Storm Drainage Easement of record in Book 5515, Page 973, Register's Office for DAVIDSON County, Tennessee. Storm water Detention Agreement Easement of record in Instrument No. 20000508-0046246, Register's Office for DAVIDSON County, Tennessee. Charter of Homeowner's Association as shown of record in Instrument No. 20010308-0022083, Register's Office for Davidson County, Tennessee. Quitclaim Deed to Homeowner's Association of record by Instrument No. 20010308-0022085, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 132 Williams Valley Court, 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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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/our hands this 7th day of May, 2009.

Thomas E Roberts

Theresa Roberts

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Thomas E Roberts and Theresa Roberts the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of May, 2009.

Commission expires: October 23, 2012

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie Notary Public

File Number: 290300715

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075