BILL GARRETT, Davidson County
Trans:T20090068549 DEEDWARR
Recvd: 10/07/09 12:42 1 pgs
Fees:13.00 Taxes:666.00

20091007-0093413

WARRANTY DEED

THOMAS-H09109

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,999.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF October, 2009.

Notary Public

(Affix Seal)

My Commission Expires: 11/22/10

Kate Rosenthal NOTARY PUBLIC STATE OF TENNESSEE Sumner County

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gordon Eugene Thomas	New Owner	021.00-0-374.00
5144 Creasy Drive		
Joelton, TN 37080		

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 consideration, the receipt of which is hereby acknowledged, I/we, TROY A. ROBERTS AND WIFE, MICHELLE S. ROBERTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto GORDON EUGENE THOMAS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 30 on the Plan of Morgan Estates, Section 3, revised Lot No. 30 of Section 3, of record in Book 8250, page 704, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Troy A. Roberts and wife, Michelle S. Roberts by Deed from W.C. Allen & Associates, Inc. of record in Book 10963, page 318, recorded June 4, 1998, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 5144 Creasy Drive, Joelton, Tennessee 37080.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 5th day of October, 2009 :

Troy A. Roberts

Michelle S. Roberts

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, KEVIN TRACY WILLIAMS a Notary Public in and for said County and State, the within named TROY A. ROBERTS AND WIFE, MICHELLE S. ROBERTS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 5th day of October, 2009.

Notary Public

My Commission Expires: 8/21/2012

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN