WARRANTY DEED 15084	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00 Barbara McCoy Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2009. Kristi Howell Notary Public MY COMMISSION EXPIRES: ~~September 17, 2011~~. 5/23/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick Nance	Same as new owner	**052-08-0-A 036.00 CO**
(NAME)	(NAME)	
1512 Santa Rosa Court		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	,	
(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, I, **Leandrial M. Roberts**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derrick Nance, a married 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. **36** on the Plan of **Heron Walk Subdivison**, Section 2, Phase 1 of record in Plat Book **9700**, Page **386**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Leandrial M. Roper** by deed of record in Instrument 20030902-0126753, Register's Office for **Davidson** County, Tennessee.

Leandrial M. Roper is now know as Leandrial M. Roberts.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **1512 Santa Rosa 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 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.

BILL GARRETT, Davidson County
Trans:T20100001680 DEEDWARR
Recvd: 01/08/10 14:02 2 pgs
Fees:13.00 Taxes:444.00
20100108-0002072

Witness **my/our hand(s)** this **31st day of December, 2009**.

Leandrial M. Roberts

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 Leandrial M. Roberts the bargainor(s), 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 31st day of December, 2009.

Commission expires:9/17/11

Notary Public

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.