BILL GARRETT, Davidson County
Trans:T20100015223 DEEDWARR
Recvd: 03/15/10 15:21 2 pgs
Fees:13.00 Taxes:321.76
20100315-0019545

This Instrument Prepared By:
STANLEY & BRATCHER, ATTORNEYS
100 West Main Street
McMinnville, TN 37110

HOWARD L. ROBERTS

TO:

SHANA R. ROBERTS

WARRANTY DEED
Map No. 161-10-0B
Parcel No. 082.00

Address of Property:
5620 FAIRHAVEN DR.
NASHVILLE TN. 37211

New owner: +
Person and/or Entity Responsible for Paying Property Taxes:

S. R. ROBERTS
5620 FAIRHAVEN DR.
NASHVILLE TN. 37211

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, I, HOWARD L. ROBERTS, have this day and date bargained and sold and by these presents do hereby sell, transfer and convey unto SHANA R. ROBERTS, in fee simple, a certain tract or tracts of land lying and being in the _____ Civil District of Davidson County, Tennessee, more fully described as follows, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 273 on the Plan of Villages of Brentwood, of record in Book 6900, Page 316, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 6900, Page 316; Declaration of Covenants, Conditions & Restrictions of record in Book 6143, Page 11, and Book 7207, Page 251; all of record in the Register's Office for Davidson County, Tennessee.

For source of title, see INST. # 201002180012431, Book _____, Page _____, Register's Office, Davidson County, Tennessee.

Sellers are responsible for any and all back taxes.

TO HAVE AND TO HOLD the said tract or tracts of land together with all right, title, interest and appurtenances thereto belonging unto the said Grantee, in fee simple, forever.

And I do covenant with the said Grantee, in fee simple, that I am lawfully seized and possessed of the said land; that I have a good and lawful right to sell and convey the same; and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the land unto the said Grantee, in fee simple, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand this the 23 day of Dec., 2009.

Howard L. Roberts
HOWARD L. ROBERTS

STATE OF TENNESSEE

COUNTY OF WARREN

Personally appeared before me, the undersigned Notary Public in and for the said State and County, the within named bargainor(s), HOWARD L. ROBERTS, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the reasons therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal at office ~~this the~~ 23 day of Dec., 2009.

Patricia L. Hitchcock
NOTARY PUBLIC

PATRICIA L. HITCHCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY

My Commission Expires: 7-14-2012

The consideration for this transfer, or the value of the interest in property transferred, whichever is greater is 86,960.95.

Shana Roberts

Sworn to and subscribed before me this the 4 day of March, 2010.

Dwayne Woods
REGISTER/NOTARY PUBLIC

DWAYNE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY

My Commission Expires: 2-4-2013

NOTICE: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEEDS OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN OR AS TO THE ACCURACY OF THE DESCRIPTION AND/OR REFERENCES. THIS DEED PREPARED BASED UPON INFORMATION PROVIDED TO PREPARER.

Roberts Shana WD pm 4-14-09