(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

File No. 210100090

WARRANTY DEED

ASHLEY S. HEATH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2010.

Ashley S Heath
Notary Public

MY COMMISSION EXPIRES: March 18, 2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher McLaughlin	New Owner	180-4-B-7.00
(NAME)	(NAME)	
3024 Brookview Forest Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(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, Robin A. Roberts and Cynthia W. Roberts, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher McLaughlin, an unmarried man**, hereinafter called the grantee(s), HIS 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. 7 on the Plan of Brookview Forest, Phase I, of record in Instrument No. 20030716-0099526, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to ROBIN A. ROBERTS AND CYNTHIA W. ROBERTS, HUSBAND AND WIFE by Deed from DREES PREMIER HOMES INC., AN OHIO CORPORATION, dated 12/22/2003 and filed for record on 12/30/2003 in Instrument No. 20031230-0183738, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 421, Page 146, Instrument No. 20030716-0099526, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument No. 20030829-0125803, as amended Instrument No. 20050505-0050962, said Register's Office.

All matters set out in deed including but not limited to an easement of record in Book 8404, Page 676, said Register's Office.

Storm water Detention Agreement of record in Instrument No. 20021007-0121969, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument No. 20030918-0138293, Register's Office for said County.

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

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 3024 Brookview Forest Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20100069038 DEEDWARR
Recvd: 11/01/10 12:12 2 pgs
Fees:13.00 Taxes:965.70
20101101-0087189

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), HIS 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), HIS 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 25th day of October, 2010.

Robin A. Roberts

Cynthia W. Roberts

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Robin A. Roberts and Cynthia W. Roberts, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 25th day of October, 2010.

Commission expires: 11/10/13

Notary Public

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: 210100090

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