WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $788,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/7/2011
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110031427 DEEDWARR
Recvd: 05/26/11 10:29 2 pgs
Fees:13.00 Taxes:2917.45
20110526-0040364

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kendall D. Musgrove	Fifth Third Mortgage	Map 132-13
(NAME)	(NAME)	
938 Oak Valley Lane	5050 Kingsley Drive MD1MOCK	Parcel 48
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Cincinnati, OH 45263	
(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, WE, **CAROL EVANS AND FRANCIS A. ROBERTS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENDALL D. MUSGROVE AND JUDITH A. MUSGROVE, HUSBAND AND WIFE,** 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. 31 on the Plan of Oak Hill Valley of record in Plat Book 1835, pages 15 – 16, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Carol Evans and Francis A. Roberts, wife and husband, by deed from Paul E. Cook of record in Instrument #20100303-0016217, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 1835, pages 15 and 16, said Register's Office; (c) restrictive covenants of record in Book 1788, page 186 and Book 1809, page 539, said Register's Office; (d) sewer easements of record in Book 6232, page 972 and in Book 6391, page 633, said Register's Office; and (e) order of record in Book 5262, page 646, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 938 Oak Valley Lane, Nashville, Tennessee 37220
(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.

Witness our hands this 25th day of May, 2011.

Carol Evans by
Kevin Montgomery, attorney in fact
Carol Evans
By: Kevin D. Montgomery, Attorney in Fact

Francis A. Roberts by
Kevin Montgomery, attorney in fact
Francis A. Roberts
By: Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of May, 2011, before me personally appeared Kevin d. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Carol Evans and Francis A. Roberts and acknowledged that he executed the same as the free act and deed of Carol Evans and Francis A. Roberts.

Witness my hand and official seal at Nashville, Tennessee this 25th day of May, 2011.

Commission expires:

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014