Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $116,500.00

Affiant

Subscribed and sworn to before me, this 13th day of June, 2011.

Notary Public
My commission expires: 2-22-15

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

03-1104-37024

Address of New Owner:	Send Tax Bills to:	Tax Information
R. Lee Roberts, Jr. 1811 Greenland Drive Murfreesboro, TN 37130	OWNER	131-02-0-A-0 58.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sarah O. Rummage, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to R. Lee Roberts, Jr., hereinafter called the Grantees, their successors 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 Unit No. J-7, on the Plan of Hobbs House Condominium Apartments, of record in Book 4595, Page 74; and amended in Book 5200, Page 54, and as shown on the Master Deed of record in Book 5289, Page 515; Book 5292, Page 958; Book 5293, Page 612; and Book 7802, Page 299, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sarah O. Rummage by deed from James E. White and wife, Sara Jo White, dated February 3, 1995, recorded February 6, 1995, in Book 9589, Page 292, Register's Office for Davidson County, Tennessee.

Subject property is not the residence of the grantor herein, nor any spouse or assigns.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2116 Hobbs Road, #J-7, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20110036685 DEEDWARR
Recvd: 06/20/11 10:54 2 pgs
Fees:13.00 Taxes:431.05
20110620-0047000

WITNESS my hand this 13th day of June, 2011.

Sarah O. Rummage

Sarah O. Rummage

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah O. Rummage and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of June, 2011.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

