Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Suzanne R. Brewer 1024 Neelys Bend Road Madison, TN 37115	First Community Mortgage 611 Delray St., Shelbyville, TN 37160 Ln#110100 Case#483-4689138-703	052-07-0-063.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
H11-1077

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Suzanne R Brewer
Affiant

Subscribed and sworn to before me, this the 11th day of October, 2011.

Notary Public

My Commission Expires: _____
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Robert M. Roberts a married man, joined by his wife Misty L. Roberts ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Suzanne R. Brewer, an unmarried woman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Madison Heights Subdivision, Section 4, as of record in Book 2330, Page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 is more particularly described as fronting 139 feet on the south side of Neely's Bend Road, and running southward toward Jasperson Drive between parallel lines measuring 320 feet each, to the rear line of said Lot No. 2, which measures 139 feet in width. A 10 foot strip off of the rear of said lot is reserved for Public Utilities.

Being the same property conveyed to Robert M. Roberts, by Warranty Deed from Rebecca A. Cantrell, unmarried, dated December 2, 2005, of record in Instrument No. 20051206-0146426, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **1024 Neelys Bend Road, Madison, TN 37115**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20110063928 DEEDWARR
Recvd: 10/13/11 10:45 2 pgs
Fees:13.00 Taxes:629.00
20111013-0079636

IN WITNESS WHEREOF, Grantor has executed this instrument on this **11th** day of **October, 2011.**

GRANTOR(S)

Robert M. Roberts

Misty L. Roberts

Misty L. Roberts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert M. Roberts and Misty L. Roberts** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **11th** day of **October, 2011.**

Notary Public

My Commission Expires:

