BILL GARRETT, Davidson County
Trans:T20110080034 DEEDWARR
Recvd: 12/19/11 10:14 2 pgs
Fees:13.00 Taxes:1424.50
20111219-0098577

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2011.

Notary Public

My commission expires: 11-3-15
(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher Roberts	**Renasant Bank**	**118-13-O-132**
3915 Albert Drive	**220 Abbott Martin Road, Suite 103**	
Nashville, TN 37204	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James V. Fentress

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Roberts and wife, Emily Roberts

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(s) 11, as shown on the map entitled Lipscomb Heights, of record in Plat Book 2083, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES V. FENTRESS, JR., by deed from AMY ANN STIVERS MACKENZIE AND HUSBAND, MARK MACKENZIE, of record as Instrument No. 20030908-0130831, dated August 29, 2003, said Register's Office. Then being further conveyed to JAMES V. FENTRESS AND CYNTHIA M. WOOD, by Quitclaim Deed from JAMES V. FENTRESS, of record as Instrument No. 20071114-0133628, dated October 25, 2007, said Register's Office. Then being further conveyed to JAMES V. FENTRESS, by Quitclaim Deed from CYNTHIA M. WOOD, of record as Instrument No. 20071114-0133630, dated October 25, 2007, said Register's Office. James V. Fentress is one and the same as James V. Fentress, Jr.

This conveyance is subject to taxes for 2012 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **3915 Albert Drive, Nashville, TN 37204**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, 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 hand(s) this 15th day of December, 2011.

James V. Fentress

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James V. Fentress,** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **December, 2011.**

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-2015