BILL GARRETT, Davidson County
Trans:T20120015968 DEEDWARR
Recvd: 03/05/12 11:07 3 pgs
Fees:18.00 Taxes:349.65
20120305-0019002

This instrument prepared by:
Fidelity Residential Solutions
7500 N. Dallas Parkway, Suite 100
One Legacy Circle
Plano, TX 75024
684579 2011-10286
Terry Chandler

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Jeffrey Washington	(NAME) SAME	05011001700
(STREET ADDRESS OR ROUTE NUMBER) 3304 Masonwood Drive	(STREET ADDRESS) SAME	
(CITY) (STATE) (ZIP) Nashville, TN 37207	(CITY) (STATE) (ZIP) SAME	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Lori D. Roberts and Cornelius Roberts a/k/a Cornelius J. Roberts, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Jeffrey Washington, unmarried the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF
COUNTY OF KNOX The actual consideration or value whichever is greater, for this transfer is $94,500.00

Affiant _____

Subscribed and sworn to before me this the 29th day of February, 2012

Notary Public _____

My commission expires: 9.26.13 (Affix Seal)

STACY M. HARPER
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

This is unimproved ( ), known as 3304 Masonwood Drive, Nashville, TN 37207
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 20 & 24 day of January, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lori D. Roberts

Cornelius Roberts a/k/a Cornelius J. Roberts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, J. Eric Insignares, a Notary Public in and for said County and State, Lori D. Roberts, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Lori D. Roberts executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of January, 2012.

J. ERIC INSIGNARES
STATE
(This area for official notarial seal)
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: May 5, 2015

STATE OF
COUNTY OF

Personally appeared before me, Cornelius Roberts A/K/A Cornelius J. Roberts, a Notary Public in and for said County and State, Cornelius Roberts a/k/a Cornelius J. Roberts, the within named bargainor _____ _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of January, 2012.

Maudie Shepperd
(This area for official notarial seal)

Notary Public
My Commission Expires:

MAUDIE SHEPPERD
Notary Public
Rockdale County
State of Georgia
My Commission Expires Oct 31, 2015

LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 635 on the Plan of Parkwood Estates, Section Four, as of record in Book 330, pages 79 and 80, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description.

For information purposes only:

Map/Parcel ID Number: 05011001700

BEING the same property conveyed to Lori D. Roberts and husband, Cornelius Roberts a/k/a Cornelius J. Roberts by Quit Claim Deed from Lori D. Roberts, dated October 03, 2001, recorded October 08, 2001, as Document No. 20011008-0109247, in the Register's Office of Davidson County, Tennessee.