BILL GARRETT, Davidson County
Trans:T20120018270 DEEDWARR
Recvd: 03/13/12 09:38 2 pgs
Fees:13.00 Taxes:516.89
20120313-0021536

THIS INSTRUMENT PREPARED BY:
JOHN A. BEAM, III
Attorney at Law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Linda L. Robinson and Betty Roschman ("GRANTORS")

TO: Johnny C. Tayes and Lesley L. Tayes ("GRANTEES")
4848 Harpeth Peytonsville Road
Thompson's Station, TN 37179

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
1604 Crosswind Place Nashville, TN 37211	Johnny Tayes 4848 Harpeth Peytonsville Road Thompson's Station, TN 37179	172150A18100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Nine Thousand Seven Hundred and No/100s Dollars ($139,700.00), the receipt and sufficiency of all of which is hereby acknowledged, we, Linda L. Robinson and Betty Roschman have bargained and sold, and by these presents do transfer and convey unto Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 217 on the Plan of Holt Woods, Section Ten, of record in Plat Book 9700, Page 281 and 282, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Linda L. Robinson and Betty Roschman from Yazdian Construction, Inc. By Warranty Deed dated March 28, 1997 of record in Book 10398, Page 255 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1604 Crosswind Place, Nashville, Tennessee.

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.

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 except:

1. Real property taxes for the year 2012, a lien not yet due and payable, which have been assumed by Grantees.

2. Restrictions of record in Book 9570, Page 22, Book 10256, Page 506, re-recorded in Book 10258, Page 142, By-Laws in Book 9570, Page 13, all matters shown on plan of PUD boundary addition in Plat Book 7900, page 668, and Charter in Book 9570, Page 5, and all matters shown on the Plan of Record.

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 her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this 6th day of March, 2012.

Linda L. Robinson

Betty Roschman

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **Linda L. Robinson,** the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 6th day of March, 2012.

Notary Public

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires: 9/3/2012

STATE OF FLORIDA)
COUNTY OF BROWARD)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **Betty Roschman,** the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 16 day of FEBRUARY, 2012.

Notary Public

MARY PAT HEVENER
MY COMMISSION # DD 960402
EXPIRES: March 3, 2014
Bonded Thru Notary Public Underwriters

My Commission Expires: MARCH 3, 2014

STATE OF TENNESSEE)
COUNTY OF ~~BROWARD~~ WILLIAMSON)

The actual consideration of value, whichever is greater, for this transfer is $139,700.00.

Affiant

Subscribed and sworn to before me this 6th day of March, 2012.

Notary Public

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires: 9/3/2012