THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12030468**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me, this 26th day of March, 2012. Notary Public My Commission Expires:

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gina Brown 938 Woodmont Blvd Nashville TN 37204	New Owner	Tax Parcel ID No. 11809018400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen V. Roberts and Donna L. Roberts, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gina Brown**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th Civil District of Davidson County, TN, being a part of the South part of Lot 21 on the map of the Noelton Subdivision, not of record, and described according to a copy of a survey thereof made March 22, 1947, by W.A. Blanchard, surveyor, as follows: Beginning at a point in the North margin of Woodmont Boulevard, 321.5 feet East of the Easterly margin of 10th Avenue South, now Lealand Lane; thence North 7 deg. 35' East 199.4 feet to an iron pin in the South line of the property conveyed to Walter M. Williams and wife, by deed of record in Book 1035, Page 414, said Register's Office, said point being 309 feet East of the Easterly margin of Lealand Lane, as measured along Williams' South line; thence along Williams' South line South 83 deg. 52' East 69 feet to an iron pin; thence South 3 deg. 55' West 199.7 feet to an iron pin in the North margin of Woodmont Boulevard; thence with the margin of the same North 83 deg. 55' West 81.5 feet to the beginning.

Being the same property conveyed to Stephen V. Roberts and wife, Donna L. Roberts by Deed from C. Robert Benson, III and wife, Tina Nichols Benson, recorded on the 15th day of August, 2005 in Instrument No. 20050815-0096062, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

This is improved property located at 938 Woodmont Blvd Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns forever.

BILL GARRETT, Davidson County
Trans:T20120022257 DEEDWARR
Recvd: 03/27/12 14:34 2 pgs
Fees:13.00 Taxes:1128.50
20120327-0026080

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of March, 2012.

Stephen V. Roberts

Donna L. Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen V. Roberts and Donna L. Roberts, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2012.

Notary Public
My Commission Expires: _____



My Commission Expires MAR. 3, 2015