(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120031510 DEEDWARR
Recvd: 04/30/12 15:25 2 pgs
Fees:13.00 Taxes:351.50

20120430-0036897

R-LG-12-101

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason D. Soltani	Same (NAME)	
101 Solway Court (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	091-05-0A-007.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CHRISTOPHER ROBERTS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON D. SOLTANI, Unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF FINAL PLAT OF SYLVAN HEIGHTS, PHASE ONE OF RECORD IN PLAT BOOK 6900, PAGE 663, AND AMENDED IN BOOK 6900, PAGE 676 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER ROBERTS BY WARRANTY DEED FROM GLENN WHITMAN DUKE, MARRIED OF RECORD AT INSTRUMENT NO. 20071204-0140487, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 29, 2007. KIMBERLY NICOLE ROBERTS, SPOUSE OF CHRISTOPHER ROBERTS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHTS IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE OF RECORD IN PLAT BOOK 6900, PAGE 663 AND AMENDED IN BOOK 6900, PAGE 676; BOOK 7568, PAGE 400, AMENDED IN BOOK 7888, PAGE 831 AND BOOK 8268, PAGE 626; BOOK 7601, PAGE 632; BOOK 7843, PAGE 100; BOOK 7710, PAGE 509, CORRECTED IN BOOK 7732, PAGE 757; BOOK 7497, PAGE 42, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 101 Solway Court, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, 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(S), their 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 24th day of April, 2012.

Christopher Roberts

Kimberly Nicole Roberts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Roberts and Kimberly Nicole Roberts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of April, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MARY FRANCES RUDY DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903