WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Cari Tiesl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2012
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20120047272 DEEDWARR
Recvd: 06/27/12 09:58 2 pgs
Fees: 13.00 Taxes: 1091.50
20120627-0056206

THIS INSTRUMENT WAS PREPARED BY
TRUDY STAFFORD
Signature Land Title, LLC
3402 Cainlo Dr., Ste. 900
Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin D. Roberts	Regions Bank d/b/a Regions Mortgage	172-14-A/37.00C
(NAME)	(NAME)	
1009 Huntmaster Circle	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mesa Carlson and Wife, Katherine Scott Carlson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin D. Roberts and Jessica H. Roberts, Husband and Wife,** 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 No. 132 on the Plan of Wexford Downs, Section One, a Planned Unit Development, of record in Plat Book 9700, Pages 308 and 309, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mesa Carlson and wife, Katherine Scott Carlson dated the 30th day of October, 2006 from Michael E. Himes and wife, Nora A. Himes by Warranty Deed of record in Instrument No. 20061102-0136405, recorded the 2nd day of November, 2006, in the Register's Office for Davidson County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in ORBV 20000819-0079498, Book 10792, Page 822, and Book 10292, Page 51 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1009 Huntmaster Cr., Nashville, TN 37211
(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 GRANTEES, their heirs 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, 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 GRANTEES, 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 22nd day of June, 2012.

Mesa Carlson

Katherine Scott Carlson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of June, 2012, before me personally appeared Mesa Carlson and Katherine Scott Carlson to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

My Commission Expires: 6/16/2015

Notary Public

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File Number: 20120063
RETURN TO:
Signature Land Title, LLC
3402 Cainlo Dr., Ste. 900
Clarksville, TN 37042