BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120048333 DEEDWARR
Recvd: 07/02/12 08:43 2 pgs
Fees:13.00 Taxes:466.20
20120702-0057571

STATE OF TENNESSEE G#24096-8
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2012.

Katherine Goodson
Notary Public

MY COMMISSION EXPIRES: May 5, 2015
(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kelli D. Williams	Avenue Bank	151-10-A-285
(NAME)	(NAME)	
7137 South Hampton Boulevard	111 10th Avenue South	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37203	
(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, I, Amber L. Roberts, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelli D. Williams, an unmarried person, 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 all of Lot No. 210, on the Plan of Phase 3, Villages of Long Hunter, a Planned Unit Development, as shown by plat appearing of record in Plat Book Instrument No. 20030707-0093205, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amber L. Roberts, unmarried, by deed of record in Instrument Number 20040629-0076928 Register's Office for Davidson County, Tennessee.

Subject all matters as shown on Plan of Villages of Long Hunter of record in Plat Book Instrument No. 20030707-0093205, Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument Number 20041022-0127537, Register's Office for Davidson County, Tennessee. Subject to restrictive covenants of record in Instrument Number 20010531-0056382; Instrument Number 20031111-0164945, Register's Office for Davidson County, Tennessee. Subject to easements of record in Book 8197, page 288; Book 9661, page 919; Book 2338, page 466; Instrument Number 20000906-0088272; Instrument Number 20000906-0088271; and Instrument Number 20001030-0107415; Register's Office for Davidson County, Tennessee. Subject to all matters of record in Book 4446, page 423; Book 4535, page 351; Instrument Number 20010531-0056383; Instrument Number 20010531-0056381; and Instrument Number20020718-0086411

unimproved ☐

This is improved ☒ property, known as 7137 South Hampton Boulevard, Antioch, TN 37013
(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 hand this 28th day of June, 2012.

Amber L. Roberts

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amber L. Roberts, with whom I am personally acquainted or 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 Franklin, Tennessee this 28th day of June, 2012.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013