STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: March 8, 2015.

(AFFIX SEAL)

BRENDA R. LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Balthrop	Regions Bank DBA Regions Mortgage ISAOA/ATIMA	172010A07400CO
(NAME) 120 Chuzzlewit Down	(NAME) New Owner	
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) same, same same	
(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,

SUSAN C. ROBERSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LISA BALTHROP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 74 on the Plan of Copperfield Revised of record in Plat Book 6900, pages 555, 556, 557, 558 and 559, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Susan C. Roberson by deed from William Gary High, recorded on November 25, 1998, in Book 11221, Page 654, Register's Office for Davidson County, TN.

Susan Roberson and Susan C. Roberson are one in the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 120 Chuzzlewit Down, Brentwood, TN 37027

(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 13th day of July, 2012.

BILL GARRETT, Davidson County
Trans:T20120053589 DEEDWARR
Recvd: 07/20/12 13:33 2 pgs
Fees:13.00 Taxes:843.60
20120720-0064036

Susan C. Roberson by Stephen Jay Roberson, her attorney in fact

Attorney in fact

~~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~~ Susan C. Roberson, the bargainor(s), 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 at~~ on this 13th day of July, 2012

Commission ~~expires:~~ March 8, 2015

Brenda R Lehman

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State personally appeared Stephen Jay Roberson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Susan C. Roberson, as her lawful Attorney in Fact, and that he executed the same as the free act and deed of the said Susan C. Roberson, as her lawful Attorney in Fact.

Witness my hand and offcial seal at Brentwood, TN this the 13th day of July, 2012.

My Commission Expires: 3/8/15

Brenda R Lehman

Notary Public

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY