BILL GARRETT, Davidson County
Trans:T20120075452 DEEDWARR
Recvd: 10/04/12 13:05 2 pgs
Fees:13.00 Taxes:233.10
20121004-0091071

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 63,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BILLY GIFFORD	**New Owner**	**042110B01600CO**
208 MAYFLOWER	**Same**	
MADISON, TN 37115		
		FILE ST2012-2462

FOR AND IN 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 ACKNOWLEDGE, WE,

MILDRED A ROBERTS, UNMARRIED

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

BILLY GIFFORD

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:

Being a certain condominium unit known Unit 208 on the Plan of Heritage Village as 208 Apartments, Section 1, of record in Book 4460, page 110, Register's Tennesee, to which plan reference is here made Office for Davidson County, Tennessee for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO PAUL A ROBERTS AND WIFE, MILDRED A ROBERTS BY WARRANTY DEED FROM JAMES H HILL AND WIFE, RETTA L HILL DATED 04/18/03 AND RECORDED ON 04/21/03 IN INSTRUMENT NO. 20030421-0051904, SAID REGISTER'S OFFICE FOR SAID COUNTY.

PAUL A. ROBERTS HAVING SINCE DIED ON JANUARY 13, 2005.

PAUL A. ROBERTS WAS ONE AND THE SAME PERSON AS PAUL ALEXANDER ROBERTS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 208 MAYFLOWER, MADISON, TN 37115.

Mar by LS her AIF

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 in 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 28th day of September, 2012.

Mildred A. Roberts by LaQuita Smith her Attorney in Fact
MILDRED A. ROBERTS
BY: LAQUITA SMITH, HER ATTORNEY IN FACT

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, a Notary Public of said County and State, LAQUITA SMITH, ATTORNEY IN FACT FOR MILDRED A. ROBERTS, the within named Grantors, 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, at office, this 28th day of September, 2012.

Cheryl M Rodgers
Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD