BILL GARRETT, Davidson County
Trans:T20120085346 DEEDWARR
Recvd: 11/08/12 08:10 2 pgs
Fees:13.00 Taxes:499.13

20121108-0103027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $134,900.00.

Affiant

Subscribed and sworn to before me, this 30th day of October, 2012.

Notary Public

My commission expires: 5/23/16

(Notary Stamp)

Rutherford County Tennessee Notary Public State of Rebecca A. Dohoda

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kathryn H. Roberts	**New Owner**	**Map\Parcel: , 086-14-0-C-0-20.00C0**
3911 Dodson Chapel Road		
Hermitage, TN 37076		

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,

Randall Lee Davidson, Executor of the Estate of Evelyn B. Davidson

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

Kathryn H. Roberts

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:

A certain condominium unit in Davidson County, Tennessee, being Unit No 20 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument 200110050108857, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Evelyn B. Davidson by deed from Richard A. Nelson, a married person of record in Instrument 200301080003722, Register's Office for Davidson County, Tennessee, dated January 7, 2003, recorded January 8, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. All matters shown on Exhibit A-2 on the Plan attached to the Master Deed of record n Instrument 200110050108857; Master Deed establishing a Horizontal Property Regime of Woodhaven Condominiums of record in Instrument Number 200110050108857, Appointment of Successor Trustee in Instrument 201011120090843; Charter of record in Instrument 200110050108856; Storm Water Detention Agreement of record in Instrument 200107100073194; Quitclaim Deed for common area to HOA in Instrument 200310010144806, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 3911 Dodson Chapel Road Hermitage, TN 37076.

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 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 30th day of October, 2012.

Randall Lee Davidson Executor of the Estate of Evelyn B. Davidson — October 30, 2012

BY: Randall Lee Davidson Executor
Randall Lee Davidson, Executor

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Randall Lee Davidson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor, of the Estate of Evelyn B. Davidson, the within named bargainor, and that he as such Executor, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Evelyn B. Davidson by himself as Executor.

Witness my hand, at office, this 30th day of October, 2012.

Notary Public

My Commission Expires: 5/23/16



File #: **212071**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
1535 West Northfield Blvd. Suite 16
Murfreesboro, TN 37129