BILL GARRETT, Davidson County
Trans:T20130013033 DEEDWARR
Recvd: 02/15/13 09:51 2 pgs
Fees:13.00 Taxes:351.50
20130215-0015520

WARRANTY DEED

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES: DECEMBER 23, 2014

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of February, 2013

Julie Berryman
Notary Public

MY COMMISSION EXPIRES: 12/23/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reena J. Black	NOLA Lending Group, LLC	136150B00700CO
(NAME)	(NAME)	
3401 Anderson Rd., Unit 7	830 W. Causeway Approach, Suite 1100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Mandeville, LA, 70471	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Cory L. Roberts and April Roberts**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Reena J. Black, an unmarried woman**, 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 Unit No. 7 on the Plan of a Horizontal Regime (Private Element) Phase 1, Smith Springs Townhomes of record in Book 11700, page 16, as revised in Book 11700, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cory L. Roberts and wife, April Roberts, by Warranty Deed from Douglas W. Cantrell and wife, Jennifer Cantrell, dated March 29, 2007 of record in Instrument No. 20070330-0038198, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3401 Anderson Rd., Unit 7, Antioch, TN 37013

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, has 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 our hands this **8th** day of **February, 2013**

Cory L. Roberts

April Roberts

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Cory L. Roberts and April Roberts**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **8th** day of **February, 2013**

Notary Public

My commission expires:

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 23, 2014

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122