THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13012997** BILL GARRETT, Davidson County Trans:T20130030362 DEEDWARR Recvd: 04/15/13 08:23 2 pgs Fees:13.00 Taxes:5365.00 20130415-0036758	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $1,450,000.00 Affiant Subscribed and sworn to before me, this12th day of April, 2013. Notary Public My Commission Expires:

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 6, 2013

WARRANTY DEED

Address New Owner: John E. Roberson and Kathryn D. Roberson 6121 Gardendale Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158-03-0-018.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen H. Williams, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John E. Roberson and Kathryn D. Roberson, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 73, SECTION 2, HILLSBORO PARK, as shown on plat of record in Plat Book 2331, Pages 61 and 62, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Joseph D. Williams, Jr. to Karen H. Williams as recorded on the 2nd day of October, 2009 in Instrument No. 20091002-0091621 and Warranty Deed from Cook Builders, LLC to Joseph D. Williams, Jr. and wife, Karen H. Williams as recorded on the 2nd day of April, 2008 in Instrument No. 20080402-0033194, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, HILLSBORO PARK, as recorded in Plat Book 2331, Page(s) 61 and 62.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2435, Page 237, amended in Book 2446, Page 405, Book 2447, Page 303, Book 2603, Page 440 and Book 4207, Page 397.

Easement for Utilities, recorded in Book 3538, Page 142.

Joseph D. Williams, Jr., husband of Karen H. Williams, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

This is improved property located at 6121 Gardendale Drive Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of April, 2013.

Karen H. Williams

Joseph D. Williams, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen H. Williams and Joseph D. Williams, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2013.

Notary Public

My Commission Expires: _____