BILL GARRETT, Davidson County
Trans:T20130040536 DEEDWARR
Recvd: 05/15/13 12:56 2 pgs
Fees:13.00 Taxes:123.95
20130515-0049021

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: JH130026

**WARRANTY DEED**

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,500.00.

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of May, 2013.

Artrinna D Minnis
NOTARY PUBLIC

My commission expires: 7-7-2014

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tyree L. Moreland<br>1108 Meridian St<br>Nashville, TN 37027 | Same address as new owner | 08203024700 |

FOR AND IN CONSIDERATION of the sum of Thirty Three Thousand Five Hundred and 00/100 Dollars ($33,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **RICHARD W. ROBERTS, MARRIED,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **TYREE L. MORELAND,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 159 on the plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, Page 40, Register's Office of Davidson County, Tennessee.

Being the same property as conveyed to ***RICHARD W. ROBERTS***, Married by Warranty Deed from William Jennings, Married, dated April 25, 2007, recorded April 26, 2007 at Instrument Number 20070426-0049800, Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1108 Meridian Street, Nashville, TN, 37027.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by Tennessee law.

WITNESS MY/OUR HANDS, this the 10 day of May, 2013.

**RICHARD W. ROBERTS**

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, a Notary Public, Richard W. Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10 day of May, 2013.

Notary Public

DAVID B RUPE
Printed Notary Name

My commission expires: 10/10/13

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
DAVID B. RUPE
My Commission Expires October 10, 2013
Commission Number 554590