STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 112,900.00

Affiant

Subscribed and sworn to before me, this 10th day of May, 2013.

Notary Public

My commission expires: 8/16/14

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

BILL GARRETT, Davidson County
Trans:T20130043094 DEEDWARR
Recvd: 05/23/13 09:14 2 pgs
Fees:13.00 Taxes:417.73
20130523-0052063

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOSHUA R. HOWARD **CIERRA RIVERS**	SWBC	**16514000800**
4645 CHUTNEY DRIVE	9311 SAN PEDRO #100	
ANTIOCH, TN 37013	SAN ANTONIO, TX 78216	

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,

MARK ROBERTS and KATIE ROBERTS, HUSBAND AND WIFE,

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

JOSHUA R. HOWARD AND CIERRA RIVERS, HUSBAND AND WIFE

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 Lot 310, as shown on the map entitled Section Three, Peppertree Forest, of record in Plat Book 7900, page 249, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED TO MARK ROBERTS AND KATIE ROBERTS, HUSBAND AND WIFE, BY SPECIAL WARRANTY DEED FROM US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HOME EQUITY ASSET TRUST 2005-1, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-1 DATED 12/07/11 AND RECORDED ON 12/30/11 IN INSTRUMENT NO 20111230-0102153, SAID REGISTER'S OFFICE FOR SAID COUNTY.

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 4645 CHUTNEY DRIVE, 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, 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 10th day of May, 2013.

MARK ROBERTS

KATIE ROBERTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MARK ROBERTS and KATIE 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 10th day of May, 2013.

Notary Public

My Commission Expires: 1/26/14

