WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-6-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy Thompson	"New Owner"	072-03-0 190.00
(NAME)	(NAME)	
1141 Greenfield Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Raymond G. Roberts and wife, Denise Roberts, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Billy Thompson, 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 118, INGLEWOOD PLACE, as shown on plat of record in Plat Book 332, Page 101, 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 Quitclaim Deed from Denise Roberts to Denise Roberts and her husband, Raymond Roberts as tenants by the Entireties as recorded on the 22nd day of March, 2013 in Instrument No. 20130322-0028300; Quitclaim Deed from William B. Cobb, Jr., unmarried to Denise Roberts and husband, Raymond G. Roberts as recorded on the 26th day of November, 2012 in Instrument No. 20121126-0108508; Quitclaim Deed from Denise Roberts and husband, Raymond G. Roberts to Denise Roberts, a married person, and William B. Cobb, Jr., unmarried, as joint tenants with right of survivorship as recorded on the 1st day of May, 2012 in Instrument No. 20120501-0037215 and Warranty Deed from William K. Duffy and Catherine J. Sanford, husband and wife to Denise Roberts, married as recorded on the 18th day of August, 2011 in Instrument No. 20110818-0064070, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1141 Greenfield Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

BILL GARRETT, Davidson County
Trans:T20130059084 DEEDWARR
Recvd: 07/11/13 12:14 2 pgs
Fees:13.00 Taxes:740.00

20130711-0071773

Witness our hands this 27th day of June, 2013.

Raymond Roberts

Denise Roberts

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 27th day of June, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Raymond Roberts and Denise Roberts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015