BILL GARRETT, Davidson County
Trans:T20130065508 DEEDWARR
Recvd: 07/31/13 13:58 2 pgs
Fees:13.00 Taxes:1202.50
20130731-0079844

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of July, 2013 Notary Public MY COMMISSION EXPIRES: 7/6/2015 (AFFIX SEAL)

John M. Wells State of Tennessee Notary Public Davidson County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason A Roberson and Caroline M Roberson	Regions Bank	103-09-0-055.00
(NAME)	(NAME)	
831 Kendall Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Birmingham, AL 35244	
(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, **Allan C. Little and Margaret H. Little**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason A Roberson and Caroline M Roberson, 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:

Escrow No.: GRN13-3604

Land in Davidson County TN being Lot No. 72 on the Plan of Hillwood Estates, Section 6, as of record in Book 2133, page 96, Register's Office of Davidson County, TN, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Allan C. Little and wife, Margaret H. Little by Warranty Deed from Harold H. Deaton and wife, Margaret D. Deaton dated December 6, 1967, of record in Book 4195, page 101, Register's Office for Davidson County, TN.

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 831 Kendall Drive, Nashville, TN 37209

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 **24th** day of **July, 2013**

Allan C. Little
Allan C Little

Margaret H. Little
Margaret H Little by Allan C. Little, Attorney in Fact By Allan C. Little attorney in fact.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Allan C Little**, 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 **24th** day of **July, 2013**

Notary Public

My commission expires: 8/24/2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Allan C. Little, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Margaret H. Little also known as Margaret Harris Little, and who acknowledged that she executed the same as the free act and deed of the said Margaret H. Little, also known as Margaret Harris Little, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20130703-0068770, said Register's Office.

Witness my hand and official seal this 24th day of July, 2013.

NOTARY

My Commission Expires: 8/24/2014