WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-16049

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th day of July, 2013

Notary Public:

MY COMMISSION EXPIRES 10/30/16
(AFFIX SEAL)

TONJA BARROW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Katherine Douglas Chrisman	NEW OWNER	Parcel ID:
2409 Melbourne Dr.		07307011700
Nashville, TN 37214		

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, we

Peter James Roberts, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Katherine Douglas Chrisman, Trustee, and Paul Woodrow Chrisman, Jr., Trustee of the Chrisman Family *
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: ***Trust U/A/D February 19, 2010**

LAND in Davidson County, Tennessee, being Lot No. 290 on the Plan of Sunset View, Section 4, as of record in Book 2854, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peter James Roberts, an unmarried man, by deed from James R. Hartley and wife, Suellen F. Hartley, of record in Instrument 20060301-0023914, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2854, Page 63, said Register's Office.

The signature of Peter James Roberts is signed by his duly appointed Attorney-in-Fact, Phyllis Summers, pursuant to the Power of Attorney of record in Instrument 20130807-0082775, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2409 Melbourne Drive, Nashville, TN 37214

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.

Witness my hand this 26th day of July, 2013.

Peter James Roberts
Peter James Roberts
By: Phyllis Summers, as Attorney-in-Fact

By Phyllis Summers

BILL GARRETT, Davidson County
Trans: T20130067738 DEEDWARR
Recvd: 08/07/13 11:31 2 pgs
Fees: 13.00 Taxes: 592.00

20130807-0082776

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Phyllis Summers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Peter James Roberts as his Attorney in Fact as the free act and deed of the within named Peter James Roberts.

Witness my hand and official seal at Nashville, Tennessee the 26th day of July, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.