WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130073045 DEEDWARR
Recvd: 08/23/13 11:10 2 pgs
Fees:13.00 Taxes:555.00
20130823-0089145

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

LINDSEY G. BOSWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STACEY L. ROBERTS AND JEREMIAH ROBERTS	Primary Residential Mortgage, Inc.	08315016300
(NAME) 2810 Barclay Drive	(NAME) 4150 W. Wiley Post Way, Ste. 200	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Cyretha L. Frazier, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STACEY L. ROBERTS AND JEREMIAH ROBERTS, 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:

BEING Lot No. 201 on the Map of Fortland Park, Section I, of record in Book 2663, Page 61, Register's office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Barclay Drive, the common corner of Lots Nos. 201 and 202; thence westerly along the line between said two lots, 145.0 feet to a point; thence northerly 69.0 feet to a point, the corner of Lots Nos. 201 and 200; thence easterly along the line between lots Nos. 200and 201, 145.6 feet to a point in the westerly margin of Barclay Drive; thence southerly along the margin of said Drive, 20.3 feet to a point and continuing with the margin of said Drive, 59.68 feet to the point of beginning.

Being the same property conveyed to Cyretha L. Frazier, unmarried, by deed of record in Instrument Number 20011009-0109611, Register's Office for Davidson County, Tennessee.

Subject to all matters on Plat of record in Book 2663, Page 61, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2810 Barclay Drive, Nashville, TN 37206

(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.

Witness my hand this 9th day of August, 2013.

Cyretha L. Frazier

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cyretha L. Frazier, 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 for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 9th day of August, 2013.

Commission expires:

Notary Public

