364.50

BILL GARRETT, Davidson County
Trans:T20130079304 DEEDWARR
Recvd: 09/12/13 14:30 2 pgs
Fees:13.00 Taxes:351.50
20130912-0096476

THIS INSTRUMENT PREPARED BY:
STEPHEN S. BOWDEN
ATTORNEY AT LAW
P.O. BOX 1757
111 EAST COMMERCE STREET OFFICE
LEWISBURG, TN 37091

FOR IDENTIFICATION ONLY:
MAP 075 11 0 107.00
Office of Davidson County Assessor of Property
Property Address: 117 Belgium Court, Hermitage, TN 37076

WARRANTY DEED FROM: **MARY ANN ROBERTS, A SINGLE PERSON**

TO: **JAMIE ZUBIETA**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable considerations, I, the undersigned, **MARY ANN ROBERTS, A SINGLE PERSON, ("Grantor"),** have this day bargained and sold, and do hereby sell, transfer and convey unto **JAMIE ZUBIETA ("Grantee"),** his heirs and assigns in fee simple, all my right, title, interest and estate in and to the following described realty located in Davidson County, Tennessee, to-wit:

Being Lot No, 233 on the recorded plat of the Re-subdivision of Lots 229 through 239, Highlands of Tulip Grove, Section 3, of record in Book 5210, Page 125, and amended in Book 7390, Page 844, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being a portion of the property conveyed to Charles Edward (Bay) Roberts by deed from Nora J. James, a single person, dated May 31, 1996, of record in Record Book 10068, page 848, Register's Office of Davidson County, Tennessee. Charles Edward Roberts, Sr. died testate and his Last Will and Testament was admitted to probate and is of record in Will Book R, pages 351 – 371, Clerk & Master's Office of Marshall County, Tennessee. The Will provided that all realty owned by the said Charles Edward Roberts, Sr. shall be treated as personalty for administration purposes and all personalty passed to his wife, Mary Ann Roberts, under the Will. Charles Edward Roberts, Sr. was also known as Charles Edward Roberts and Edward "Bay" Roberts.

This conveyance is subject to any existing easement for roads, rights of way or utilities and all restrictions, which may affect the property.

The 2013 real property taxes shall be paid by Grantee.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, in fee simple forever.

The GRANTOR covenants that she is lawfully seized and possessed of the granted realty and has a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that the GRANTOR will forever warrant and defend the title thereto unto the said GRANTEE, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand this 26th day of August, 2013.

Mary Ann Roberts
MARY ANN ROBERTS

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, a Notary Public in and for the County and State aforesaid, MARY ANN ROBERTS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of August, 2013.

Steve Allen
NOTARY PUBLIC My Commission expires 10/4/2014.

STEVE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Marshall

The undersigned makes oath that the value or consideration of this conveyance is $95,000.00.

Mary Ann Roberts

Sworn to and subscribed before me this 26 day of August, 2013.

Steve Allen
NOTARY PUBLIC My Commission expires 10/4/2014.

STEVE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

NAME AND ADDRESS OF OWNER AND PERSON RESPONSIBLE FOR PAYMENT OF REAL ESTATE TAXES:
Jamie Zubieta
2725 McKeige Drive
Nashville, TN 37214