THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Chris Roberts
616 Roxanne Drive
Antioch, TN 37013
SEND TAX BILLS TO:
Franklin American Mortgage Co.
501 Corporate Centre Drive, Ste. 400
Franklin, TN 37067

WARRANTY DEED

(Map 162-10-0, Parcel 174.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **ARTHUR DONALD MCNATT and wife, KAREN MCNATT**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **CHRIS ROBERTS and wife, AMBER ROBERTS**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 179, Brookview Estates, Section 2, according to plat and survey of same appearing of record in Book 4460, page 163, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Arthur Donald McNatt, by Warranty Deed from Raymond L. Gitzendanner and wife, Pamela C. Gitzendanner, dated June 29, 2000, of record in Instrument No. 20000829-0085166, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 4460, page 163; in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 616 Roxanne Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2013 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20130091984 DEEDWARR
Recvd: 10/28/13 08:32 2 pgs
Fees:13.00 Taxes:550.56
20131028-0111592

WITNESS OUR HANDS and signatures on this the 23rd day of October, 2013.

ARTHUR DONALD MCNATT

KAREN MCNATT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur Donald McNatt and Karen McNatt, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of October, 2013.

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

(SEAL)

Notary Public

My Commission Expires: AUGUST 16, 2014

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $148,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 23rd day of October, 2013.

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public

My commission expires: AUGUST 16, 2014

File No. 20130486