39B

BILL GARRETT, Davidson County
Trans:T20140016761 DEEDWARR
Recvd: 03/12/14 12:26 2 pgs
Fees:13.00 Taxes:806.60
20140312-0020731

This instrument prepared by and **Record and Return** to:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1054**

WARRANTY DEED

THIS INDENTURE, made and entered into this **3/04/2014**, by and between **Elmer R. Roberson, Jr.**, and as parties of the first part, and **Ramon Herrera, an unmarried individual man and Jena Stilwell, an unmarried woman, as Joint Tenants with Rights of Survivorship** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

TRACT I:
LAND in Davidson County, Tennessee, being Lot No. 99 on the Plan of Forest Acres Estates, Section 2, of record in Book 4175, page 128, and as shown on the re-subdivision in Book 8250, page 389, Register's Office for said County, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Elmer R. Roberson, Jr., and wife, Leona C. Roberson, Trustee of the Roberson Joint Revocable Living Trust Agreement U/A/D October 14, 2004, by Quitclaim Deed from Elmer R. Roberson, Jr., and wife, Leona C. Roberson, dated October 14, 2004, of record as Instrument No. 20041015-0124260, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to Elmer R. Roberson, Jr., and wife, Leona C. Roberson by deed from Willie K. Davis, Trustee, in the amount of $32,250.00 dated November 1, 1973, of record in Book 4764, page 837, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being Lot 99-B on the re-subdivision of Lots 98 and 99 of the Forest Acres Estate, Section 2, of record in Book 8250, page 389, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being a portion of the property conveyed to Elmer R. Roberson, Jr., and wife, Leona C. Roberson by deed from Willie K. Davis, Trustee in the amount of $32,250.00, dated November 1, 1973, of record in Book 4764, page 837, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-feet minimum building setback line from Kinhawk Drive and a 10-foot easement for public utility and drainage purposes along the rear and northeasterly lines of said lot; a 2 ½ x 25-foot utility anchor easement located on the southeasterly corner of said lot; restrictions of record in Book 4424, page 876, said Register's Office.

Said Leona C. Roberson is deceased.

This conveyance is made subject to: All existing Easements and Restrictions of record

Parcel ID # **172-8-44 & 172-8-67**
☒ Improved **428 Kinhawk Drive, Nashville, TN 37211**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Elmer R. Roberson, Jr.

Elmer R. Roberson, Jr., Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Elmer R. Roberson, Jr.,** and Elmer R. Roberson Jr., as Trustee of the Roberson Joint Revocable Living Trust Agreement U/A/D October 14, 2004 to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 4th day of March, 2014..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Ramon Herrera**

and Address: **428 Kinhawk Drive, Nashville, TN 37211**

Mail tax bills to: F & M Bank
P.O. Box 451
Clarksville TN 37041

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$218,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 4th day of March, 2014..

Notary Public

My Commission Expires: 11-3-15

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN