RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140021673 DEEDWARR
Recvd: 04/01/14 10:31 2 pgs
Fees:13.00 Taxes:1080.40

20140401-0026743

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

Subscribed and sworn to before me, this 13TH DAY OF MARCH 2014.

Notary Public

MY COMMISSION EXPIRES: 12-21-14

(AFFIX SEAL)

JENNY AVERHOFF RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Les Allen Roberts and Jennifer Lynn Roberts, husband and wife	CMG Mortgage, Inc.	01600026300
	(NAME)	
1949 Union Hill Road	3160 Crow Canyon Rd., Ste. 400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Marilyn L. Schoening, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Les Allen Roberts and Jennifer Lynn Roberts, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF SADDLEBACK FARMS, AS OF RECORD IN PLAT BOOK 9700, PAGE 331, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARILYN L. SCHOENING BY DEED FROM NATHAN SIMPSON AND HALEY ASHE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, OF RECORD BY INSTRUMENT NO. 20130719-0074773, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

MARILYN HAZELIP EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF MARILYN L. SCHOENING, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. #_____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. #20140401-0026742

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1949 Union Hill Road, Goodlettsville, TN 37072
(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/our hand(s) this 13th day of March, 2014.

WARRANTY DEED
(Continued)

Marilyn L. Schoening
Marilyn L. Schoening

By Marilyn Hazelip, attorney-in-fact
By: Marilyn Hazelip, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 13th day of March, 2014, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Marilyn Hazelip to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marilyn L. Schoening and acknowledged that such person executed the same as the free act and deed of Marilyn L. Schoening.

Witness my hand and seal, this 13th day of March, 2014.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:11/3/15

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