BILL GARRETT, Davidson County
Trans:T20140022539 DEEDWARR
Recvd: 04/03/14 12:45 3 pgs
Fees:18.00 Taxes:736.30
20140403-0027787

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1105

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kristin Holly Barton Nathan Scott Cantrell 2131 Elm Hill Pike Nashville, T 37210	First Community Mortgage, Inc. 245 Heritage Park Drive Murfreesboro, TN 37129	62-2-B-232.00

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684
File No. R14-1105

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $199,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

WARRANTY DEED

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 which is hereby acknowledged **Elizabeth W. Roberts and John Williams Roberts, wife and husband, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **K. Holly Barton, an unmarried woman and N. Scott Cantrell, an unmarried man ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Abbington Park, Phase One, Section Five, as of record in Instrument no. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Elizabeth W. Roberts and John Williams Roberts, wife and husband by Warranty Deed from Luis Lopez, a married man, dated February 27, 2008, recorded February 29, 2008, of record in Instrument No. 20080229-0020211, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **4517 Hawthorn Drive, Nashville, TN 37214**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Elizabeth W. Roberts, by John Williams Roberts pursuant to a Power of Attorney executed by Elizabeth W. Roberts on March 24, 2013, of record in Instrument No. 20140403-0027786, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **31st** day of **March, 2014.**

GRANTOR(S)

Elizabeth W. Roberts by John Williams Roberts, her Attorney-in-Fact — John Williams Roberts

her attorney in fact

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 **John Williams Roberts** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **31st** day of **March, 2014.**

Notary Public

My Commission Expires:

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires OCT. 18, 2016

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **John Williams Roberts** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Elizabeth W. Roberts,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **31st** day of **March, 2014.**

Notary Public

My Commission Expires:

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires OCT. 18, 2016

EXHIBIT "A"
To
Warranty Deed

FROM: Elizabeth W. Roberts and John Williams Roberts, wife and husband

TO: Kristin Holly Barton, an unmarried individual and Nathan Scott Cantrell, an unmarried individual

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

John Williams Roberts, Affiant

Sworn to and subscribed before me this 31st day of March, 2014.

Notary Public

My Commission Expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires OCT 18, 2015