BILL GARRETT, Davidson County
Trans:T20140039612 DEEDWARR
Recvd: 06/05/14 10:29 2 pgs
Fees:13.00 Taxes:388.50
20140605-0048889

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 105,000.00

Patricia Hutt
Affiant

Subscribed and sworn to before me, this ~~2nd~~ 3rd day of June, 2014.

Kelly Dorsey
Notary Public

My commission expires: 5.20.17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
THEODORE D. WILLIAMS **PATRICIA G. WILLIAMS**	New Owner	**082040038800**
10702 Ancona Lane	10702 Ancona Lane	
San Diego, CA 92131	San Diego, CA 92131	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

EDWARD LEE ROBERTS, SINGLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THEODORE D. WILLIAMS AND WIFE, PATRICIA G. WILLIAMS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEING THE EAST 25 FEET OF LOT NO. 2 AND THE WEST 25 FEET OF LOT NO. 1 ON THE MAP OF JAMES BURN'S SUBDIVISION OF PART OF LOT NO. 8 OF THE HOBSON SUBDIVISION AND PART OF THE HYRONEMUS SUBDIVISION, AND ALSO A PART OF THE PETWAY PROPERTY, OF RECORD IN BOOK 421, PAGE 40, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF SAID LOTS FRONT TOGETHER 50 FEET ON THE NORTHERLY SIDE OF PETWAY AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO EDWARD LEE ROBERTS AND WIFE, JEANETTE ROBERTS, BY INSTALLMENT DEED FROM JOHN N. WATERS AND WIFE, ORA FRANCES WATERS, DATED 10/25/1969 AND RECORDED ON 10/28/1969 IN BOOK 4375, PAGE 443, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $7,500.00. JEANETTE ROBERTS HAS SINCE PASSED AWAY ON DECEMBER 9, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 917 PETWAY AVENUE, NASHVILLE, TN 37206.

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 in 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 2nd day of June, 2014.

Edward Lee Roberts
EDWARD LEE ROBERTS

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner KMT

Personally appeared before me, a Notary Public of said County and State, EDWARD LEE ROBERTS, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2014.

Notary Public

My Commission Expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.