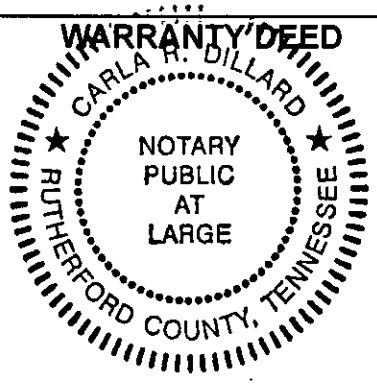
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,500.00

Heather E. Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 2.8.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heather E. Roberts	Firstbank	086-13-0 020.00
(NAME)	(NAME)	
3624 Pierside Drive	1008 Meb Ct	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140055902 DEEDWARR
Recvd: 08/01/14 09:09 2 pgs
Fees:13.00 Taxes:715.95

20140801-0068721

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Nicholas A. Lee, unmarried and Jenna M. Monks-Lee, unmarried, as joint tenants with the right of survivorship** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Heather E. Roberts, an unmarried woman**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a 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. 5, on the plan of Section Three, Lakeside Woods Estates, as shown on plat of record in Plan Book 7900, Pages 218, 219 & 220, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas A. Lee, unmarried and Jenna M. Monks, unmarried, as joint tenants with the right of survivorship by Warranty Deed dated 04/28/2010 from Jeffrey D. Crowder, unmarried of record in Instrument 201005050034159, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plan Book 7900, Page 218, Plan Book 7900, Page 219, Plan Book 7900, Page 220; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 8228, Page 335, said Register's Office; (3) County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3624 Pierside Drive, Hermitage, TN 37076
(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), her heirs and/or 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 our hands this 9th day of July, 2014.

Nicholas A. Lee

Jenna M. Monks-Lee

State of Tennessee
County of Wilson

Personally appeared before me Nicholas A. Lee and Jenna M. Monks-Lee, 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 purposes therein contained.

WITNESS my hand and seal this 9th day of July, 2014.

Debbie A. Mitchell
Notary Public Escrow Officer
My Commission Expires: 4/19/2017

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122