File Box 8

BILL GARRETT, Davidson County
Trans:T20140058320 DEEDWARR
Recvd: 08/08/14 14:17 2 pgs
Fees:13.00 Taxes:882.45
20140808-0071757

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1185

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David W. Wyatt Kathryn G. Wyatt 6865 Collinswood Drive Nashville, TN 37221	First Bank 3500 Blude Lake Drive, Suite 325 Birmingham, AL 35243	155-08-0C-158.00-CO

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $238,500.00

Affiant

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Subscribed and sworn to before me, this the 7th day of August, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

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 **Michael W. Roberson and spouse Dedra L. Roberson, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **David W. Wyatt and Kathryn G. Wyatt, husband and wife ("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. 158, Phase 2, Poplar Creek Estates Subdivision, as shown on plat of record in Plat Book 6900, page 339 through 347, amended by Amendment and Change Survey Monumentation of record in Plat Book 7900, pages 888 and 889, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael W. Roberson and spouse, Dedra L. Roberson by Warranty Deed from Jason A. Haggard and Heather Haggard, husband and wife, dated October 17, 2007, recorded October 18, 2007, of record in Instrument No. 20071018-0123767, Register's Office for Davidson County, Tennessee.

This is improved property located at: **6865 Collinswood Drive, Nashville, TN 37221**

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.

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 all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **7th** day of **August, 2014.**

GRANTOR(S)

Michael W. Roberson

Dedra L. Roberson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael W. Roberson and Dedra L. Roberson** 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 their free Act and Deed.

Witness my hand and official seal on this the **7th** day of **August, 2014.**

Notary Public

My Commission Expires: _____

C.M. CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017