WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140059000 DEEDWARR
Recvd: 08/12/14 10:43 2 pgs
Fees:13.00 Taxes:565.73
20140812-0072618

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$152,900.00.**

Affiant

Subscribed and sworn to before me this 8 day of AUGUST 2014.

Notary Public
My Commission expires: SEP 2 0 2016
(Affix Seal)

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

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Edward L. Roberts	Hometown Lenders, LLC	059150A03900CO
3109 Chateau Valley Drive	2227 Drake Avenue SW Suite 28	
Nashville, TN 37207	Huntsville, AL 35805	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William Biggs and Alisha Biggs**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Edward L. Roberts, a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Chateau Valley Phase I, recorded in Plat Book 6900, Page 893, Register's Office for County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Biggs and Alisha Biggs form Secretary of Housing and Urban Development, of Washington, D.C. by Cash Deed for Tennessee on April 30, 1999, of record in Book 11470, Page 846, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Page 893, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7835, Page 86, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3109 Chateau Valley Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 8, 2014.

William Biggs

Alisha Biggs

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Biggs and Alisha Biggs** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 8, 2014

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066