THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071415**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2014. Notary Public My Commission Expires: 9/24/2015

COMMIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

Address New Owner: Daniel Caldwell Lucas Jr. and Carolyn Ann Platt 4118 Eden Avenue Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-03-135.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher W. Roberts and wife, Wendy N. Roberts** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Caldwell Lucas, Jr., unmarried and Carolyn Anne Platt, unmarried, as joint tenants with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 65, GREEN HILLS SUBDIVISION NO. 2, as shown on plat of record in Plat Book 547, Page 139, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher W. Roberts and wife, Wendy N. Roberts by Warranty Deed from Stephen R. Meyer and wife, Jill Meyer, recorded on the 23rd day of October, 2003 in Instrument No. 20031023-0156874, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GREEN HILLS SUBDIVISION NO. 2, as recorded in Plat Book 547, Page(s) 139.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 4118 Eden Avenue Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

Davidson County DEEDWARR
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and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of August, 2014.

Christopher W. Roberts by Wendy N. Roberts
his attorney-in-fact

Wendy N. Roberts

his attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wendy N. Roberts, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Christopher W. Roberts, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of August, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wendy N. Roberts, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

True Copy Certification

I, Daniel Heard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Connie Taylor, a notary public for this county and state, Daniel Heard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2015

Notary Seal

