BILL GARRETT, Davidson County
Trans:T20140073801 DEEDWARR
Recvd: 10/01/14 11:08 3 pgs
Fees:18.00 Taxes:440.30
20141001-0090538

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $119,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2014.

Notary Public
My commission expires: January 11, 2017

02-1408-49184

Address of New Owner:	Send Tax Bills to:	Tax Information
Roger E. Roberts 3405 Old Anderson Road, Unit 217 Antioch TN 37013	New Owner	136-15-0-A-052.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James K. Florida, Jr. and wife, Sandra Florida, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Roger E. Roberts and wife, Paulette E. Roberts, hereinafter called the Grantees, their successors and 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. 252, on the Plan of First Revision to Phase 2, Final Plat, Watercrest Townhomes, a Horizontal Property Regime, of record in Book 11190, Page 81, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James K. Florida, Jr. and wife, Sandra Florida by deed from Mark A. Gartman and wife, P. Renee Gartman, dated February 14, 2003, recorded February 24, 2003, of record in Instrument No. 20030224-0024231, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3405 Old Anderson Road, Unit 217, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of September, 2014.

Sandra Florida

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sandra Florida, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of September, 2014.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires:

12/21/17

WITNESS my hand this 9 day of Sept., 2014.

Sandra Florida

James K. Florida, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ~~Sandra Florida and~~ James K. Florida, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 9 day of Sept., 2014.

State of Tennessee at Large

JACKIE GROCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires 7/2/2018