WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1309

Map & Parcel 10309009900

**This Instrument Was Prepared By:**
WILLIAMSON COUNTY ESCROW AND TITLE, INC.
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

Send Tax Bills To:
New Lender/Mortgagee

New Owner:

JOHN H. WILLIAMSON
5813 Vine Ridge Drive
Nashville, TN 37205

Mortgagee:
Suntrust Mortgage, Inc.
901 Semmes Avenue
Richmond, VA 23224

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SANFORD MADISON ROBERTS, IV AND WIFE, LAUREN PAXTON ROBERTS, Grantors, have bargained and sold and by these presents do transfer and convey unto JOHN H. WILLIAMSON, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

BEING LOT NO. 25 ON THE PLAN OF HILLWOOD ESTATES, SECTION ONE, AS OF RECORD IN PLAT BOOK 1835, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SANFORD MADISON ROBERTS, IV AND WIFE, LAUREN PAXTON ROBERTS BY WARRANTY DEED OF WILLIAM R. NANCE AND WIFE, BONNIE M. NANCE OF RECORD AT INSTRUMENT NO. 20080423-0041663, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is ( ) unimproved (x) improved property with an address of 5813 Vine Ridge, Nashville, TN 37205.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantees that they are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) 2014 Davidson County, Nashville, Tennessee Metropolitan Taxes are a lien not yet due and payable. 2) Subject to matters shown on the Plan of Hillwood Estates, Section One, of record in Book 1835, page 117, Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140076188 DEEDWARR
Recvd: 10/08/14 14:03 3 pgs
Fees:18.00 Taxes:1239.50
20141008-0093451

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 3rd day of OCTOBER, 2014.

SANFORD MADISON ROBERTS, IV

LAUREN PAXTON ROBERTS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANFORD MADISON ROBERTS, IV AND WIFE, LAUREN PAXTON ROBERTS, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of October, 2014.

JEAN C. POTEETE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/22/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Three Hundred Thirty Five Thousand and no/100 ($335,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 2nd day of October, 2014.

JEAN C. POTEETE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/22/2017