WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140090237 DEEDWARR
Recvd: 12/02/14 13:37 2 pgs
Fees:13.00 Taxes:477.30
20141202-0110468

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $129,000.00.

Affiant

Subscribed and sworn to before me this 26 day of November, 2014.

Tabatha Edwards

Notary Public
My Commission expires: 11-3-15
(Affix Seal)

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:
Leah Nobles	Highlands Residential Mortgage	149-05-0-010.00
321 Charmaine Court	1200 N. Central Expressway #750	
Antioch, TN 37013	Dallas Tx 75243	

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, **Craig Roberts**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Leah Nobles, a single woman**,her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 113 on the plan of Barclay Square, Section 2, of record in Book 4660, page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Craig Roberts, from Alyca Ann Hayes, by deed on July 31, 2014, of record in Instrument Number 20140811-0072348, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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

- Subject to all matters as shown on the Plan of record in Book 4660, page 124, Register's Office Davidson County, Tennessee.

This is improved property known as: **321 Charmaine Court, Antioch, TN 37013**

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 November 26, 2014.

Craig Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Craig Roberts** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 26, 2014

My commission expires 11/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY