This instrument prepared by and after recording, return to:

File #2014-216

Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch PC
222 2nd Ave. North, Suite 310
Nashville TN 37201

Davidson County DEEDWARR
Recvd: 12/11/14 11:12 3 pgs
Fees:18.00 Taxes:1304.25
20141211-0113463

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Auto-Owners Insurance Company, a Michigan corporation	(NAME) Same as new owner	Map & Parcel # 172140B10000CO
(STREET ADDRESS) Po Box 30660	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Lansing MI 48909-8160	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **JILL ROBERTS and ANDREW ROBERTS, WIFE AND HUSBAND,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **AUTO-OWNERS INSURANCE COMPANY, A MICHIGAN CORPORATION,** Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 100 on the plan of Minor Revision, Winfield Park, Phase 2, Section 1, Revision 1, Lots 94-108, 110-121,126-128 & 132-133, of record in Instrument #200103130024106, Davidson County, Tennessee, and revised in Instrument #100801220006550, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jill Roberts and Andrew Roberts, Wife and Husband, by deed of record in Instrument #201305280053648, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $352,500.00.

Subscribed and sworn to before me this the 11 day of December, 2014.

Affiant

My commission expires: 10-21-2018

Notary Public

MARJORIE A. HAINES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires

This is improved property known as 1433 Wexford Downs Lane, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 11 day of December, 2014.

Jill Roberts

Andrew Roberts

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JILL ROBERTS and ANDREW ROBERTS, wife and husband, the within named bargainor, 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 and official seal at Nashville, Tennessee, this 11 day of December, 2014.



Notary Public
My Commission Expires: 7/3/2017

ENCUMBRANCES

1. 2015 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on plan of Minor Revision, Winfield Park, Phase 2, Section 1, Revision 1, Lots 94-108, 110-121,126-128 & 132-133, of record in Instrument #20010313002410 6, Davidson County, Tennessee, and revised in Instrument #100801220006550, said Register's Office.
3. Subject to Stormwater Detention Agreement of record in Book 11744, page 254, Register's Office, Davidson County, Tennessee.
4. Subject to Easement to Bellsouth Telecommunications, Inc., a Georgia corporation, of record in Book 11628, page 204, Register's Office, Davidson County, Tennessee.
5. Subject to Easement Agreement of record in Book 11124, page 852, Register's Office, Davidson County, Tennessee.
6. Subject to Deed of Easement of Ingress/Egress and Cross Use Agreement of record in Book 5552, page 857, Register's Office, Davidson County, Tennessee.
7. Subject to Quitclaim Deed for Open Space Areas of record in Instrument #200205150059529, Register's Office, Davidson County, Tennessee.
8. Subject to Declaration of Covenants, Conditions and Restrictions for Winfield Park, of record in Book 11113, page 691, Register's Office, Davidson County, Tennessee.

True Copy Certification

I, Kay B. Housch, 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, Marjorie A. Haines, a notary public for this county and state, [KAY B HOUSCH] 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: 10-21-2018

Notary' Seal (if on paper)

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018