Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150020873 DEEDWARR
Recvd: 03/23/15 10:24 2 pgs
Fees:13.00 Taxes:2049.80
20150323-0024644

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$554,000.00.**

Katina L. Stinnett
Affiant

Subscribed and sworn to before me, this the 18th day of March, 2015.

Notary Public

My commission expires: 3-26-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Steven L. Robertson	**United Wholesale Mortgage**	**131-11-0-062.00**
4610 Benton Smith Road	**1414 East Maple Road**	
Nashville, TN 37215	**Troy, MI 48083**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Land Development.com, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven L. Robertson and wife, Katina L. Robertson,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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(s) 20, as shown on the map entitled Plan of Section I, Seven Hills Subdivision, of record in Plat Book 2133, pages 81 and 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION, by deed from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, of record in Instrument No. 20140401-0026865, dated February 19, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **4610 Benton Smith Road, Nashville, TN 37215**.

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 and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 18th day of March, 2015.

Land Development.com, Inc., a Tennessee corporation

By: _____
Ardavan Afrakhteh, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ardavan Afrakhteh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Land Development.com, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ardavan Afrakhteh as President.

Witness my hand, at office, this **18th** day of **March, 2015.**

_____
Notary Public

My Commission Expires: 9-26-16

