WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Y-BR-15-1009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2015.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 7-6-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gelonzo Davis and Latonya S. Davis	**F&M Bank**	
(NAME)	(NAME)	
1009 Huntmaster Circle	**50 Franklin Street**	**172-14-0A-037.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Clarksville, TN 37040**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JUSTIN D. ROBERTS AND JESSICA H. ROBERTS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GELONZO DAVIS AND LATONYA S. DAVIS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 132 on the Plan of Section One, Wexford Downs, R20 Residential P.U.D. of record in Plat Book 9700, Page (s) 308 and 309, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin D. Roberts and Jessica H. Roberts, husband and wife by Warranty deed from Mesa Carlson and wife, Katherine Scott Carlson of record in Instrument No. 20120627-0056206 Register's Office for Davidson County, Tennessee, dated June 22, 2012 and recorded on June 27, 2012.

This conveyance is subject to:
- Taxes for the year 2015.
- P.U.D. Boundary Plat of record in Plat Book 9700, Page 221, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 9700, Pages 308 and 309, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10292, Page 51, Book 10792, Page 822 and Instrument No. 20000819-0079498, Register's Office for Davidson County, Tennessee.
- Charter for Wexford Downs Homeowners Association, Inc. of record in Book 10500, Page 444, in the Register's Office for Davidson County, Tennessee.
- Conveyance to HOA of open spaces/common areas of record in Book 10937, Page 789, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government for sanitary sewer of record in Book 11201, Page 766, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government for water main of record in Book 11444, Page 149, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20120627-0056206 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1009 Huntmaster Circle , Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150021080 DEEDWARR
Recvd: 03/23/15 14:28 2 pgs
Fees:13.00 Taxes:1202.50

20150323-0024890

Witness my/our hand(s) this the 19th DAY OF MARCH, 2015.

Justin D Roberts by Jessica H. Roberts
Attorney-in-fact
Justin D. Roberts by Jessica H. Roberts, Attorney-in-fact

Jessica H. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA H. ROBERTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of March, 2015.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jessica H. Roberts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUSTIN D. ROBERTS and who acknowledged he/she/they executed the same as the free act and deed of the said JUSTIN D. ROBERTS.

Witness my hand and official seal, this the 17th of March, 2015.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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