File Box 9

BILL GARRETT, Davidson County
Trans:T20150040607 DEEDWARR
Recvd: 05/26/15 14:01 2 pgs
Fees:13.00 Taxes:888.00
20150526-0048165

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 57421
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Phil E. Roberts Sherita S. Roberts 3140 Harborwood Drive Nashville, TN 37214	Acopia Home Loans 1321 Murfressboro Pike, Suite 20 Nashville 37217

TAX MAP PARCEL NUMBERS: 108120B00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$240,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Glenn Tyrney and Jessica Elizabeth Tyrney**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phil E. Roberts and Sherita S. Roberts, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Harborview, Section One, Phase 1-A, of record in Book 6900, Page 583, amended in Book 9096, Page 760, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Glenn Tyrney and wife, Jessica Elizabeth Tyrney by Warranty Deed from Delinda Ann Vogel, unmarried, dated February 21, 2012, recorded February 24, 2012 in Instrument No. 20120224-0016173, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 583, amended in Book 9096, Page 760, Register's Office for said County, to which plan reference is hereby made for a more complete description.
The Declaration of Covenants, Conditions and Restrictions of record in Book 7471, Page 26, Book 7646, Page 142, Book 8263, Page 534, Book 8271, Page 863, and Book 8297, Page 380, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 3104 Harborwood Drive, Nashville, TN 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this

Glenn Tyrney

Jessica Elizabeth Tyrney

State of Hawaii

County of Honolulu

On this 12 day of Mary, 2015, before me the undersigned authority, personally appeared Glenn Tyrney and Jessica Elizabeth Tyrney, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 9-7-2015

GERALDINE M. LOVEDIRO NOTARY PUBLIC Comm. No. 03-507 STATE OF HAWAII

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $240,000.00.

Affiant

Sworn and subscribed before me this 22nd day of May, 2015.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017