THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043762**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $208,000.00. James Roberts Affiant Subscribed and sworn to before me, this 29th day of May, 2015. Marka L. Nettle Notary Public My Commission Expires: 12/18/2017

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans: T20150045241 DEEDWARR
Recvd: 06/09/15 11:02 2 pgs
Fees: 13.00 Taxes: 769.60
20150609-0054033

WARRANTY DEED

Address New Owner: James Roberts and Margie Roberts 139 MORTON MILL CIR Nashville TN 37221-6717	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141120D13900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara J. Livingston, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Roberts and Margie Roberts, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 139, THIRD REVISION, MORTON MILL ESTATES, as shown on plat of record in Plat Book 7900, Page 561, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wade H. Livingston and spouse, Barbara J. Livingston by Warranty Deed from Morton Mill, a Tennessee Joint Venture, a corporation, recorded on the 8th day of December, 1992 in Deed Book 8807, Page 534, in the Register's Office of Davidson County, Tennessee. The said Wade H. Livingston having since died.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THIRD REVISION, MORTON MILL ESTATES, as recorded in Plat Book 6900, Page(s) 652, amended in Plat Book 6900, Page 765, Plat Book 7900, Page 226, Plat Book 7900, Page 561 and Boundary Plat recorded in Plat Book 6900, Page 406.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7546, Page 145, amended in Book 7936, Page 704 and Book 8079, Page 804.

Terms and provision of by-Laws recorded in Book 7936, Page 709.

Terms and provisions of the Articles of Incorporation, recorded in Book 7514, Page 335 (Morton Mill Estates Homeowners Association).

Deed to Homeowners Association for Common Area recorded in Book 7548, Page 963.

This is improved property located at 139 MORTON MILL CIR Nashville TN 37221-6717

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2015.

Barbara J. Livingston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara J. Livingston, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 29th day of May, 2015.

Notary Public My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018