BILL GARRETT, Davidson County
Trans:T20150069805 DEEDWARR
Recvd: 08/19/15 09:59 2 pgs
Fees:13.00 Taxes:1054.50
20150819-0083440

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15526FA

Send Tax Bills To:
Movement Mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA 23453

New Owner is:
Misty L. Roberts
1428 Springfield Highway
Goodlettsville, TN 37072

MAP: 007-14-0

PARCEL: 026.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Kim D. Allison, Exectrix of the The Estate of Linda K. Holland**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Misty L. Roberts and Robert M. Roberts, wife and husband**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **1428 Springfield Highway, Goodlettsville, TN 37072**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in the 2nd, formerly the 10th Civil District of Davidson County, Tennessee, being Lot No. 141 on the plan of Grizzard Manor, Section 6, as of record in Book 5200, Page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

INCLUDED in the above description but EXPRESSLY EXCLUDED from this conveyance is the following described parcel of land as conveyed by deed of record in Book 6121, page 684, Register's Office for Davidson County, Tennessee.

PARCEL NO. 1: BEGINNING at a point on the northeast corner of the John Paul Peay etux tract said point being on the present southwest right of way line of SR 11 and being 35 feet, more or less, left at paper located station 162+78, more or less, on highway project 19032-2207-04; thence South 41 degrees 11 minutes 16 seconds west 15 feet, more or less, along Peay's southeast property line to a point on the proposed southwest right of way line of SR 11 being 50 feet left at paper located station 162+78.16; thence North 48 degrees 48 minutes 44 seconds west 339.77 feet along said proposed right of way line to a point on the southeast property line of Sam J. Dixon et ux; thence North 17 degrees 16 minutes 47 seconds East 18 feet, more or less, along said property line to a point on the present southwest right of way line of SR 11; thence southeastwardly 350 feet, more or less, along said present right of way line to the point of beginning.

BEING the same property conveyed to Larry D. Holland and wife, Linda K. Holland, by Warranty Deed from Thomas L. Cunningham, IV, and Patricia Cunningham, dated 8/24/99 and recorded 8/26/99 in Book 11636, Page 582, Register's Office for Davidson County, Tennessee. The said Larry D. Holland having since died on or about September 10, 2012, and property having vested solely in Linda K. Holland as surviving spouse. Subsequently Linda K. Holland died on or about

June 9, 2013 testate, and Letters Testamentary having been issued to Kim D. Allison, Seventh Circuit Court, Probate Divison of Davidson County, Tennessee, Docket Number 14P420.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of August, 2015.

GRANTOR(S):

Kim D. Allison, Executrix

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Kim D. Allison**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of August, 2015.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$285,000.00**.

AFFIANT

SWORN TO and subscribed before me this 14th day of August, 2015.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires:_____