

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2017
STATE OF TENNESSEE

State of Tennessee
County of Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-5-2018

This instrument prepared by:
Freedom Title Services, LLC, 116 Center Ct, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL:
RICHARD B. ROWLETT	New Owner	061-04-0/007.00
(NAME) 5008 INGLEWOOD CT	(NAME)	
(ADDRESS) NASHVILLE, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/22/15 08:11 2 pgs
Fees:13.00 Taxes:740.00
20150922-0096009

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, I, **EARL M. ROBERTS**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD B. ROWLETT**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 69 ON THE MAP OF INGLEWOOD HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK 1424, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 68 FRONTS 60 FEET ON THE EAST SIDE OF INGLEWOOD COURT AND RUNS BACK BETWEEN PARALLEL LINES 168.3 FEET TO A DEAD LINE.

THIS BEING THE SAME PROPERTY CONVEYED TO EARL M. ROBERTS AND WIFE, LOIS A. ROBERTS BY DEED FROM MAURICE H. REICH AND WIFE, MARY BRIEN REICH, DATED APRIL 14, 1969 AND RECORDED IN BOOK 4327, PAGE 226, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LOIS A. ROBERTS DIED ON JANUARY 16, 2013, LEAVING HER HUSBAND EARL M. ROBERTS AS SOLE OWNER OF SAID REAL ESTATE.

THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 5008 INGLEWOOD COURT, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the

lawful claims of all persons whatsoever.

Witness our hands this 27th day of Aug., 2015.

EARL M. ROBERTS

STATE OF TENNESSEE
COUNTY OF Montgomery

PERSONALLY appeared before me, the undersigned authority, EARL M. ROBERTS, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Clarksville, Tennessee, on this the 27th day of Aug, 2015.

NOTARY PUBLIC
My commission expires: 01/24/17

KATHERINE R. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17