BILL GARRETT, Davidson County
Trans:T20150082802 DEEDWARR
Recvd: 09/29/15 13:02 2 pgs
Fees:13.00 Taxes:728.90
20150929-0098850

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin L & Marla V Robertson 1115 Haysboro Ave. Nashville, TN 37216	Pinnacle Bank 150 3rd Ave South Suite 900 Nashville, TN 37201	061030 191.00 & 207.00

THIS INDENTURE, made this 25th day of September, 2015 between

Jesse Boyce, unmarried

of Cook County, Illinois, hereinafter referred to as **Grantor**, and

Kevin L. Robertson and Marla V. Robertson, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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

Being Lot Nos. 9 & 10 on the Plan of Inglewood Heights Subdivision of record in Book 1424, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jesse Boyce, unmarried by Warranty Deed from E. Blaine Sprouse aka Blaine Sprouse aka Elijah Blaine Sprouse, unmarried dated 6-1-2007 of record in Instrument No. 20070627-0076596, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1115 Haysboro Ave., Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Jesse Boyce

OFFICIAL SEAL
TIMOTHY DAWE
Notary Public - State of Illinois
My Commission Expires Aug 26, 2018

OFFICIAL SEAL
TIMOTHY DAWE
Notary Public - State of Illinois
My Commission Expires Aug 26, 2018

STATE OF CHICAGO
COUNTY OF DuPage

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jesse Boyce, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Naperville, Illinois, ~~Chicago~~ on this the 25th day of September, 2015.

Notary Public

My Commission Expires: August 26th 2018

OFFICIAL SEAL
TIMOTHY DAWE
Notary Public - State of Illinois
My Commission Expires Aug 26, 2018

STATE OF Illinois
COUNTY OF DuPage

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is ~~$197,000.00~~.

OFFICIAL SEAL
TIMOTHY DAWE
Notary Public - State of Illinois
My Commission Expires Aug 26, 2018

Affiant

Sworn to and subscribed before me, this 25th day of September, 2015.

Notary Public

My Commission Expires: August 26, 2018