WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150088768 DEEDWARR
Recvd: 10/19/15 12:14 2 pgs
Fees:13.00 Taxes:1243.20
20151019-0106207

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse H. Savage	Avenue Bank	Map 132-9-C
(NAME)	(NAME)	
205 Brattlesboro Pl.	3823 Cleghorn Ave.	Parcel 205.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David Albert Roberson Jr. and Deborah Armstrong Roberson, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jesse H. Savage and Jessica L. Savage, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 205 on the Plan of Brattlesboro Condominiums plat being an exhibit to the Master Deed, of record in Book 7454, page 414, also being Lot 2, a Resubdivision of Tract 4, Oak Hill Subdivision No. 1, of record in Book 6050, pag 310, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David Albert Robertson, Jr. and Deborah Armstrong Robertson from Richard F. Byrd, a married man, filed for record on August 17, 2007 as Instrument No. 20070817-0098591, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6050, page 310, said Register's Office; and (c) Restrictive covenants contained in Book 4154, page 414, amended in Book 7456, page 853, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 205 Brattlesboro Pl., Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 15th day of October, 2015.

David Albert Roberson Jr.

Deborah Armstrong Roberson

State of Tennessee
County of Davidson

Personally appeared before me David Albert Roberson Jr. and Deborah Armstrong Roberson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of October, 2015.

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 36013

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017