NEW OWNER:
ROBERGE SALES COMPANY, INC.
133 VAUGHWOOD DRIVE
LAVERGNE, TN 37086

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel
07112005800

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-1143

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150099473 DEEDWARR
Recvd: 11/23/15 12:55 3 pgs
Fees:18.00 Taxes:437.12
20151123-0118594

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighteen Thousand One Hundred Forty and 62/100 Dollars ($118,140.62)** cash in hand paid, the receipt of which is hereby acknowledged, **STEPHEN SAPP** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ROBERGE SALES COMPANY, INC., a Tennessee Corporation** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of No. 22 on the Plan of Joywood Subdivision, as shown on the plat of the same of record in Plat Book 974, Page 45, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen Sapp by Warranty Deed from Dale Hire, dated May 8, 2015, and of record in Instrument No. 20150515-0044790, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **1840 JOY CIRCLE, NASHVILLE, TN 37207**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 974, Page 45, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 16 day of November, 2015.

STEPHEN SAPP

STATE OF GEORGIA

COUNTY OF Paulding

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **STEPHEN SAPP**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16 day of November, 2015.

NOTARY PUBLIC

My commission expires: 1/9/17

AARON MITCHELL
Notary Public
Paulding County
State of Georgia
My Commission Expires Jan 9, 2017

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The actual consideration or value, whichever is greater, for this transfer is **$118,140.62**.

AFFIANT

Sworn to and subscribed to before me this 16th day of November, 2015.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018