THIS INSTRUMENT PREPARED BY:
STEPHEN S. BOWDEN
ATTORNEY AT LAW
111 EAST COMMERCE STREET OFFICE
LEWISBURG, TN 37091
931/359-6238

BILL GARRETT, Davidson County
Trans:T20150100129 DEEDWARR
Recvd: 11/24/15 15:20 3 pgs
Fees:18.00 Taxes:740.00
20151124-0119358

FOR IDENTIFICATION ONLY:
ID: 092 16 0B 062.00
Office of Davidson County, TN Assessor of Property
Property Address: 900 19th Avenue South, #603, Nashville, TN 37212

NAME AND ADDRESS OF OWNERS	RESPONSIBLE PARTY FOR TAXES:
Caitlin R. Jennings, Et AL	John R. Roberts, Sr.
c/o John R. Roberts, Sr.	2610 Hillsboro Blvd.
2610 Hillsboro Blvd.	Manchester, TN 37355
Manchester, TN 37355	

WARRANTY DEED FROM: **MARY ANN ROBERTS, A SINGLE PERSON**

TO: **CAITLIN R. JENNINGS, JOHN R. ROBERTS, JR., CHARLES F. ROBERTS, SPENCER G. ROBERTS, AND JOHN R. ROBERTS, SR., AS CUSTODIAN FOR JACKSON R. ROBERTS, UNDER THE TENNESSEE UNIFORM TRANSFERS TO MINORS ACT**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable consideration, I, the undersigned, **MARY ANN ROBERTS, A SINGLE PERSON**, have this day bargained and sold, and do hereby sell, transfer and convey unto **CAITLIN R. JENNINGS, JOHN R. ROBERTS, JR., CHARLES F. ROBERTS, SPENCER G. ROBERTS, AND JOHN R. ROBERTS, SR., AS CUSTODIAN FOR JACKSON R. ROBERTS, UNDER THE TENNESSEE UNIFORM TRANSFERS TO MINORS ACT**, their heirs and assigns in fee simple, all my right, title, interest and estate in and to the following described realty lying in Davidson County, Tennessee, to-wit:

Being Unit No. 603, Level 8, of University Square Condominium Apartments, created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 7051, Page 529, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said United as set forth in "Exhibit "A" of said Master Deed. Reference is hereby made to the plat of University Square Condominium Apartments of record in Book 6900, Page 124, said Register's Office.

Being the same property conveyed to Charles Edward Roberts, Sr. and wife, Mary Ann Roberts, by Warranty Deed from Northgate Optical Company, Inc., a Tennessee corporation, dated March 3, 1994, and recorded March 4, 1994, in Book 9269, Page 163, Register's Office of Davidson

County, Tennessee. Charles Edward Roberts, Sr. died on June 11, 2004, while married to Mary Ann Roberts, who acquired the property as the surviving tenant by the entireties.

This conveyance is subject to the following:

1. All existing easements for roads, rights of way which may affect the property.

2. Subject to the Master Deed, Bylaws and amendments of University Square Condominium Apartments of record in Book 7051, page 529, assessments of homeowner's dues, and all matters as shown on the plan of record in Book 6900, page 124, Register's Office of Davidson County, Tennessee.

3. Rights of parties in possession.

Grantees shall take possession of the above described realty with delivery of this deed.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, in fee simple forever.

The GRANTOR covenants that she is lawfully seized and possessed of the granted realty and has a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that the GRANTOR will forever warrant and defend the title thereto unto the said GRANTEES, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hands this 23rd day of November, 2015.

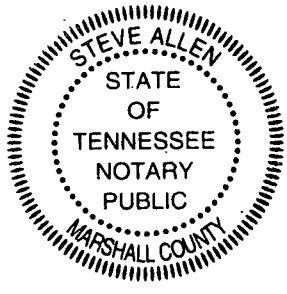
Mary Ann Roberts
MARY ANN ROBERTS

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **MARY ANN ROBERTS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 2015.

Steve Allen
NOTARY PUBLIC My Commission expires 9/25/18.



STATE OF TENNESSEE
COUNTY OF Marshall

The undersigned makes oath that the value or consideration of this conveyance is

$ 200,000.00.

MaryAnn Roberts
Affiant

Sworn to and subscribed before me this 23rd day of November, 2015.

Steve Allen
NOTARY PUBLIC My Commission expires 9/25/18.

STEVE ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY