Davidson County	DEEDWARR
Recvd: 11/25/15 15:13	3 pgs
Fees:18.00 Taxes:521.33	
20151125-0119951	

WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

R-VRES-15-1863

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ronald Houston and Brenda Houston	BNC National Bank	
(NAME) **1863 Shaylin Loop**	(NAME) 7007 College Blvd Suite 600	**173-05-0-A-137.00C O**
(ADDRESS) **Antioch, TN 37013-8404**	(ADDRESS) Overland Park KS 66211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BLAKE S. ROBERSON, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RONALD HOUSTON AND BRENDA HOUSTON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 137 on the Plan of Barnes Crossing, Phase I, A Planned Unit Development, according to plat and survey as shown on Exhibit A of Master Deed of record in Instrument Number 20050721-0084791, as re-recorded in Instrument Number 20050805-0092480; as amended in Instrument Number 20051114-0136938 and further amended in Instrument Number 20071227-0147998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said unit.

Being the same property conveyed to Blake S. Roberson, single person by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20080722-0074951, Register's Office for Davidson County, Tennessee, dated July 18, 2008 and recorded on July 22, 2008.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- P.U.D. Boundary Plan for Barnes Crossing of record in Instrument No. 20050128-0010427, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Barnes Crossing with Charter and By-Laws of Barnes Crossing Homeowners Association, Inc, appended thereto, of record in Instrument Number 20050721-0084791, re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee.
- Plan attached as Exhibit A to the Master Deed of record in Instrument Number 20050721-0084791, as re-recorded in Instrument Number 20050805-0092480; and amended in Instrument Number 20051114-0136938, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 6791, Page 479, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of record in Instrument No. 20050811-0095171 and Instrument No. 20050721-0084791, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109630, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1863 Shaylin Loop, Antioch, Tennessee 37013-8404**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 25th DAY OF NOVEMBER, 2015.

Blake S. Roberson by John Gleaves as Attorney in Fact

Paula Roberson by John Gleaves as Attorney in Fact

Paula Roberson by John Gleaves as Attorney in Fact, spouse of Blake S. Roberson, hereby joins in this conveyance and does transfer and convey any and all marital interest Paula Roberson may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BLAKE S. ROBERSON and PAULA ROBERSON, and who acknowledged he/she/they executed the same as the free act and deed of the said BLAKE S. ROBERSON and PAULA ROBERSON.

Witness my hand and official seal, this the 25th of November, 2015.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).