BILL GARRETT, Davidson County
Trans:T20160002271 DEEDWARR
Recvd: 01/11/16 10:33 2 pgs
Fees:13.00 Taxes:740.00
20160111-0002489

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$200,000.00** (Two Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 8th day of January, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

My Commission Expires OCT. 18, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Stephan R. Roberts & Patricia L. Roberts 8534 Newsom Station Road Nashville, TN 37221	Same as New Owner	12600004900

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES MURPHY CLAIBORNE, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **STEPHAN R. ROBERTS AND WIFE, PATRICIA L. ROBERTS,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEGINNING at a point at the intersection of the southern boundary of the State Highway 70 right-of-way and the western boundary of the property conveyed to Henry Stein, Jr. by deed from Farris Hardwood Lumber Company of record in Book 1003, page 363, R.O.D.C., Tenn., thence in a southeasterly direction along the southern boundary of the Highway 70 right-of-way to a point on the eastern boundary of the property conveyed to Henry Stein, Jr. as aforesaid; thence S. 3 degrees W. along said easterly boundary to the center of Buffalo Creek; thence with the center of said creek, N. 65 degrees, W. 16.4 poles; S. 23 degrees, W. 9.7 poles; S. 60 degrees, W. 6.6 poles; N. 48 degrees, W. 705 poles; S. 62 degrees, W. 13.4 poles; S. 5 degrees, E. 7.4 poles; N. 62 degrees, W. 14 poles; N. 10 degrees, W. 17.2 poles to the mouth of Buffalo Creek in center of Big Harpeth River; thence in center of said river, N. 4 degrees, W. 75.7 poles; N. 50 degrees, W. 8 poles; N. 62 1/2 degrees, W. 22 poles; N. 75 degrees, W. 18 poles, S. 83 degrees, W. 20 poles; S. 74 1/2 degrees, W. 54 poles; thence leaving the center of said river, N. 85 degrees W. to the beginning; containing 22.17 acres, more or less.

Being the same property conveyed to Charles Murphy Claiborne by deed from James Henry Stein and wife, Charlene Stein of record in Instrument No. 20031009-0150133, Register's Office for Davidson County, Tennessee.

Being also known as 8543 Highway 70, Nashville, Tennessee 37221.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	( ) IMPROVED (**X**) UNIMPROVED	Property known as: **8543 HIGHWAY 70** **NASHVILLE, TN 37221**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2015124074

WITNESS, this 8th day of January, 2016

Charles Murphy Claiborne

Charles Murphy Claiborne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of January, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Charles Murphy Claiborne** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 8th day of January, 2016.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____