BILL GARRETT, Davidson County
Trans:T20160006480 DEEDWARR
Recvd: 01/25/16 15:59 2 pgs
Fees:13.00 Taxes:1109.63
20160125-0007124

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019

05-1512-66760

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $299,900.00.

Affiant

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

Notary Public
My commission expires: 05/22/2019

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rodney Hall	USAA Federal Savings Bank	016-00-0-263.00
1949 Union Hill Road	10750 McDermott Freeway	
Goodlettsville TN 37072	San Antonio TX 78288	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Les Allen Roberts and Jennifer Lynn Roberts, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rodney Hall and wife, Marcia J. Hall**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Saddleback Farms, of record in Book 9700, Page 331, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marilyn L. Schoening by deed from Nathan Simpson and Haley Ashe, dated July 15, 2013, recorded July 19, 2013, of record in Instrument No. 20130719-0074773, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Les Allen Roberts and Jennifer Lynn Roberts, husband and wife by deed from Marilyn L. Schoening, unmarried, dated March 13, 2014, recorded April 1, 2014, of record in Instrument No. 20140401-0026743, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1949 Union Hill Road, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Ret: Stewart Title

WITNESS my hand this 8th day of January, 2016.

Les Allen Roberts

Jennifer Lynn Roberts

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Les Allen Roberts and Jennifer Lynn Roberts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 8th day of January, 2016.

Huch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY