# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,900.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 1/6/2020
(AFFIX SEAL)

LEE CRANFORD NOTARY PUBLIC AT LARGE TENNESSEE

BILL GARRETT, Davidson County
Trans:T20160026031 DEEDWARR
Recvd: 03/31/16 11:09 2 pgs
Fees:13.00 Taxes:943.13
20160331-0030481

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael D. Roberts | | 131-06-0E |
| (NAME) | (NAME) | (MAP) |
| 2208 18th Avenue South | New Owner | 302.00-CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37212 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Georgia W. Swain, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Michael D. Roberts and wife, Ann Loden Roberts, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 302, together with the appurtenant interest in the common elements of Burton Hills Village of Boxmere, Phase I, a Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6666, Page 749, amended in Book 6824, Page 308, made applicable in Book 6908, Page 738, amended in Book 6911, Page 831 and Book 6921, Page 226, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Tract No. 7 on the Plan of Burton Hills of record in Plat Book 6250, Page 649, Register's Office for Davison County, Tennessee.

Being the same property conveyed to Georgia W. Swain, unmarried by Warranty deed from Mertech Realty, L.P., A Tennessee Limited Partnership of record in Book 9035, page 102, Register's Office for Davidson County, Tennessee, dated July 30, 1993 and recorded on August 03, 1993.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 302 Boxmere Place, Nashville, Tennessee 37215-6127

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my/our hand(s) this 30th day of March, 2016.

Georgia W. Swain

Georgia W. Swain

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Georgia W. Swain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of March, 2016.

Notary Public

My Commission Expires: 1/6/2020

