BILL GARRETT, Davidson County
Trans:T20160079730 DEEDWARR
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20160912-0095712

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd., Ste. 100
Nashville, Tennessee 37215

MAP/GROUP/PARCEL 16413014600

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Jerry L. Williams, II and Tonya D. Williams
6013 Monroe Crossing
Antioch, TN 37013

SEND TAX BILLS TO:
SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **DALE ROBERTS AND SONJI ROBERTS, HUSBAND AND WIFE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JERRY L.WILLIAMS, II AND TONIA D. WILLIAMS, HUSBAND AND WIFE,** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 136 on the Plan of Asheford Crossing, Section Three, a Planned Unit Development, as of record in Plat Book 9700, page 545, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accruate legal description thereof.

BEING the same property conveyed to Dale Roberts, by Warranty Deed from 508 Investors, LLC, a Tennessee limited liability company, dated January 14, 2014, appearing of record in Instrument No. 20140127-0007120, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 9700, page 545, Register's Office for Davidson County, Tennessee.; Easement for Powerline of record in Book 1124, page 257, Register's Office for Davidson County, Tennessee.; By-Laws of Asheford Crossing, of record in Book 9651, page 925, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Asheford Crossing Subdivision of record in Book 9651, page 900, as amended in Book 9980, page 482, Book 10301, page 180, Book 10353, page 575, Book 10640, page 941, Book 10717, page 97, and Book 11455, page 769, all of the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 6013 Monroe Crossing, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his is lawfully seized and possessed of said parcel of real estate, and that his has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 31st day of August, 2016.

Dale Roberts

Sonji Roberts

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

XXXX Sonji Roberts

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Dale Roberts and ~~Nicole Roberts~~ XXXX, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 31st day of August, 2016.

LIDA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 31st day of August, 2016.

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 6-30-18

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