STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $308,000.00 (Three Hundred Eight Thousand).

Virginia H. Webb
AFFIANT

Subscribed to and sworn before me this 15th day of September, 2016.

Bill E. Grones
NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

BILL GARRETT, Davidson County
Trans: T20160082951 DEEDWARR
Recvd: 09/21/16 13:51 2 pgs
Fees: 13.00 Taxes: 1139.60
20160921-0099535

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:
Virginia H. Webb and James Wesley Webb 6905 River Ridge Drive Nashville, TN 37221	new owner	141150C01300CO

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, **TIMOTHY A. ROBERT AND WIFE, DEBRA A. ROBERT,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **VIRGINIA H. WEBB AND, HUSBAND, JAMES WESLEY WEBB,** 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:

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of Rolling River Estates, Phase 6, as of record in Book 5800, Page 34, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Timothy A. Robert and wife, Debra A. Robert by Warranty Deed from Lawrence P. Lance and wife, Bethany Lance, of record in Book 7506, Page 511, Register's Office for Davidson County, Tennessee.

Being also known as 6905 River Ridge Drive, 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:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 6905 RIVER RIDGE DRIVE 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: 2016084299

WITNESS, this 15th day of September, 2016

X _____
Timothy A. Robert

X _____
Debra A. Robert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of September, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Timothy A. Robert and Debra A. Robert** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15th day of September, 2016.

ZACHAREY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

_____
Notary Public

Commission Expires: _____