BILL GARRETT, Davidson County
Trans:T20160093865 DEEDWARR
Recvd: 10/24/16 15:57 2 pgs
Fees:13.00 Taxes:6475.00
20161024-0112404

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Louis J. Resha, Jr. Gwenn B. Ressha 1457 Dickerson Bay, Gallatin, TN 37066	Louis J. Resha Gwenn B. Ressha 1457 Dickerson Bay Dr. Gallatin, TN 37066	Map-Par. 161-13-0A-003.00 CO.

STATE OF TENNESSEE)
COUNTY OF DAIDSON)

The actual consideration or value, whichever is ~~greater~~, for this transfer is $ 1,750,000.00

AFFIANT

SWORN to and subscribed before me on this 21st day of October, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

1-14-17

GERALD A. SMITH JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantors, **KEITH C. ROBERTS and McKENZIE C. ROBERTS,** by these presents do hereby sell and convey unto Grantees, **LOUIS J. RESHA, Jr. and GWENN B. RESHA,** their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Building No. 3 of Edmondson Corner Shoppes, a horizontal property regime, created by Master Deed and Bylaws of record as Instrument No. 20030904-0128528, Register's Office for Davidson County, Tennessee, and as shown on the Plan attached to said Master Deed as Exhibit "B," to which reference is hereby made, and the applicable rights and interests in the Common Areas as set out in said Master Deed.
>
> Being the same property conveyed to Keith C. Roberts and McKenzie C. Roberts, as to each a 50% undivided interest as tenants in common, by Instrument of record as Instrument No. 20030909-0131565, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 5513 Edmondson Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever. Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. County property tax for the year 2016, a lien but not yet due and payable.
2. Master Deed of record as Instrument Number 20030904-0128528 and Instrument Number 2011022-0014297, said Register's Office.

3. TVA Transmission Line Easement of record in Book 2440, page 378 and Book 1149, page 569, said Register's Office.

4. Easements of record in Book 6218, page 59, Book 6218, page 62, and Book 7275, page 240, said Register's Office.

5. Storm Water Agreement on record as Instrument Number 20061206-0150571, said Register's Office.

6. Anchor Easement of record as Instrument No. 20050701-0076088, said Register's Office.

7. Easement for the flow of the water of Seven Mile Creek and the rights of the public therein, the Rights of upper and lower riparian owners to the flow of the water of Seven Mile Creek and changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Seven Mile Creek.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 20 day of OCTOBER, 2016.

Keith C. Roberts
KEITH C. ROBERTS

McKenzie C. Roberts
McKENZIE C. ROBERTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, William Timothy Hill a Notary Public in and for the State and County aforesaid, personally appeared **KEITH C. ROBERTS and McKENZIE C. ROBERTS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 20th day of October, 2016, at Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

WILLIAM TIMOTHY HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020