WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2017

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elams Housing Rentals, LLC	Elams Housing Rentals, LLC	16207012500
(NAME)	(NAME)	BILL GARRETT, Davidson County
1065 Bernfield		Trans:T20170037278 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 05/03/17 10:33 2 pgs
Antioch, TN 37013		Fees:13.00 Taxes:721.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20170503-0043486

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Harold Roberts and Natalie A. Roberts,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto [redacted] **and Elams Housing Rentals, LLC,** hereinafter called the GRANTEES, 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. 4 on the Plan of Antioch Park, Section 6-A, of record in Plat Book 4955, Page 94, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Evelyn P. Woosley and Harold Roberts and wife, Natalie A. Roberts, as joint tenants with right of survivorship, by deed of record in Instrument No. 20070425-0049022, Register's Office for Davidson County, Tennessee.

Evelyn P. Woosley having since died on November 12,2014.

This instrument is executed on behalf of Harold Roberts by Natalie A. Roberts as Attorney-In~Fact pursuant to recorded Power of Attorney of record in _____ , in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 116 Tusculum Rd., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 2nd day of May, 2017.

Harold Roberts.

By: Natalie A. Roberts, as his attorney in fact

Harold Roberts
By: Natalie A. Roberts, as his attorney-in-fact

Natalie A. Roberts.

Natalie A. Roberts

State of Tennessee
County of Williamson

Personally appeared before me Natalie A. Roberts, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of May, 2017.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Natalie A. Roberts, the person who executed the foregoing instrument on behalf of Harold Roberts and who acknowledged that she executed the same as the free act and deed of the said Harold Roberts, through Power of Attorney granted her by the said Harold Roberts.

Witness my hand and official seal at FRANKLIN, TENNESSEE, this 2nd day May, 2017

Notary Public _____
My Commission Expires _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 12071