STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20170038027 DEEDWARR
Recvd: 05/04/17 13:42 2 pgs
Fees:13.00 Taxes:462.13
20170504-0044405

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 17-7416D

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert Wayne Robertson and Vicki R. Robertson, husband and wife	New Owner	033-04-0A-038.00-CO
(NAME)	(NAME)	
5816 Riverwood Cove ~~38 Rolling Meadows Dr Unit 38~~	"	
(STREET ADDRESS)	(STREET ADDRESS)	
Memphis, TN 38119 ~~Goodlettsville, TN 37072~~	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Sara T. Gentry, Sole Heir of The Estate of Reta V. Tinker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Wayne Robertson and Vicki R. Robertson, husband and wife**, 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 Unit No. 38 as shown on the Plat of Rolling Meadows, Phase I, Section IV, of record in Book 6900, Page 215, Register's Office for said County, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, as amended in Book 6926, Page 472, said Register's Office.

BEING the same property conveyed to Reta V. Tinker, unmarried from Margaret Daffron, unmarried, by Deed dated January 6, 2008, as Instrument No. 20080124-0007302, in the Register's Office for Davidson County, Tennessee.

The said Reta V. Tinker having since died intestate on January 30, 2017, leaving her interest to her sole heir at law, Sara T. Gentry, a married woman.
See Affidavit of Heirship of record in Instrument No. 20170504-0044404, Register's Office Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 3593, page 194, Book 6726, page 18, Book 6926, page 472, Book 6966, page 497, Book 6980, page 188, Book 7138, page 352, Book 7408, page 733, Book 8049, page 711, Book 9319, page 100, Book 9557, page 258, Book 9556, page 369, Book 9675, page 386, and Instrument No. 201702030011853, and in any allied instrument(s) referred to in said restrictions.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 215, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Book 6595, page 734, and Record Book 8052, page 513, Register's Office for Davidson County, Tennessee.

4. Common Area conveyed to Homeowner's Association of record in Book 6603, page 488, Book 6726, page 22, Book 6926, page 470, Book 6966, page 500, Book 6980, page 185, Book 7138, page 349, Book 7408, page 730, Book 8049, page 714, Book 9319, page 104, Book 9557, page 29, Book 9566, page 373, Book 9675, page 390 and Instrument No. 200401070002792, Register's Office for Davidson County, Tennessee.

5. Grant of Easement as recorded in Instrument No. 201211140104324, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement as recorded in Instrument No. 200210250130369, and Instrument No 200402030012922, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 38 Rolling Meadows Dr Unit 38, Goodlettsville, TN 37072.

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. 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.

Witness my/our hand(s) this 1st day of May, 2017.

THE ESTATE OF RETA V. TINKER

By: Sara T. Gentry
Sara T. Gentry, Sole Heir

May 01, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Sara T. Gentry, sole heir for The Estate of Reta V. Tinker, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the sole heir of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of May, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066