Davidson County	DEEDWARR
Recvd: 05/11/17 14:31	2 pgs
Fees:13.00 Taxes:1350.50	
20170511-0046964	

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

NAT-17240

WARRANTY DEED

THIS INDENTURE is made and entered into this 10th day of May, 2017 by and between Bethany J. Witt nka Bethany J. Rozell, married, hereinafter referred to as GRANTOR, and Jaqueline Robbins and Joshua Robbins, wife and husband, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 283, on the Final Plat of Riverwalk, Phase 3-C, as of record in Instrument No. 20050706-0077607, as amended by Surveyor's Certificate of Correction, of record in Instrument No. 20060104-0001187 and Instrument No. 20070330-0038464, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bethany J. Witt, by Warranty Deed, from The Craig Company, a Tennessee corporation, dated June 20, 2007, recorded June 27, 2007, of record in Instrument No. 20070627-0076737, Register's Office for Davidson County, Tennessee. The said Bethany J. Witt is now known as Bethany J. Rozell by marriage to Jason Dean Rozell.

Jason Dean Rozell joins in the execution of this deed to convey any and all of his marital rights and interest to subject property.

This is [xx]improved [ ]unimproved property known as: 7245 Riverfront Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Bethany J. Rozell

Jason Dean Rozell

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Bethany J. Rozell and Jason Dean Rozell to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 10th day of May, 2017.

Suzanne Thomas
Notary Public

My Commission Expires: 3-18-19

SUZANNE THOMAS NOTARY PUBLIC TENNESSEE COUNTY OF RUTHERFORD

Name and Address of Property Owner:
Jaqueline Robbins and Joshua Robbins
7245 Riverfront Drive,
Nashville, TN 37221

Send Tax Statements to:

New Owner

Map & Parcel: 126 160 A 508.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $365,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Shelly M Smith
Affiant

Sworn to and subscribed before me, a Notary Public, this 10th day of May, 2017.

Rebecca Kroger
Notary Public

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My Commission Expires: 9/20/2020

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

17-1-181

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY