Return to:

Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

#1465

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170059021 DEEDWARR
Recvd: 07/11/17 08:31 2 pgs
Fees:13.00 Taxes:1220.72
20170711-0069414

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $329,922.00

Walter T. Duggan
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF JULY, 2017.

Judy Painter Rose
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-21-2018

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3651B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jonathan L. Elson	Bond Mortgage, LLC	172-04-0A-054.00-CO
1445 Timber Ridge Circle	318 Seaboard Ln, Ste 310	
Nashville, TN 37211	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JONATHAN ROBERTS AND WIFE, SARAH ANNE ROBERTS

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JONATHAN L. ELSON, AN UNMARRIED MAN

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. 54 on the Plan of Phase Two, Highlands of Brentwood (Formerly Brentwood Highlands) of record in Plat at Instrument No. 20000209-0013331, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Roberts and wife, Sarah Anne Roberts by Warranty deed from Jennifer M. Anderson and husband, Jon Anderson of record in Instrument No. 20120816-0073251 Register's Office for Davidson County, Tennessee, dated August 14, 2012 and recorded on August 16, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1445 Timber Ridge Circle, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 5th day of July, 2017.

Jonathan Roberts by Elizabeth Barnes, Attorney-In-Fact

Jonathan Roberts

By: Elizabeth Barnes, Attorney-In-Fact

Sarah Anne Roberts by Elizabeth Barnes, Attorney-In-Fact

Sarah Anne Roberts

By: Elizabeth Barnes, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Elizabeth Barnes. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Jonathan Roberts and Sarah Anne Roberts for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf Jonathan Roberts and Sarah Anne Roberts.

Witness my hand and official seal, this 5th day of July, 2017.

Notary Public

My Commission Expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

~~File #: 17-3651B~~

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027