WARRANTY DEED

JULIE COONEY
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$105,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 20th day of July, 2017

Notary Public
My Commission expires: 2-22-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andrew Buford	SAME	148-01-0-041.00
3740A Turley Drive		
Nashville, TN 37211		

Davidson County DEEDWARR
Recvd: 07/24/17 12:54 2 pgs
Fees:13.00 Taxes:388.50
20170724-0074566

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael Roberts, Executor for the Estate of David Randall Roberts**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrew Buford**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Hillbrook, Section III, of record in Plan Book 3300, Page 841, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Randall Roberts from Dozie H. McNeese by Deed on April 29, 1993, of record in Book 8935, Page 95, Register's Office for Davidson County, Tennessee. David Randall Roberts having died on March 17, 2017, leaving a Last Will and Testament of record as Case No. 17P744, Probate Court of Davidson County, Tennessee. The said Last Will and Testament devised said property to Michael Roberts (1/3 interest), Jayson Martin (1/3 interest) and Chelsea Roberts, Blaise Roberts and Elisabeth Martin (1/3 interest collectively). Further, the Last Will and Testament specifically stated the real property is to be treated as personal property and under the authority of the Executor, Michael Roberts.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $1,237.38 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 148-01-0-041.00, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 3300, Page 841, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3460, Page 295, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3704 Turley Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 20, 2017.

Estate of David R. Roberts

Michael M Roberts BY EXECUTOR

By: Michael Roberts, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael Roberts, to me known to be the person described in and who upon oath, acknledged that he is the executor for the estate of David Randall Roberts, and as executor, executed the foregoing instrument, for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 20, 2017

My commission expires Julie Coone
5-3-2021

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5-3-2021