STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $169,000.00 (~~One~~ Hundred Sixty Nine Thousand).

AFFIANT

Subscribed to and sworn before me this ~~25th~~ 28th day of August, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES: 3/10/19

(NOTARY SEAL)

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20170075351 DEEDWARR
Recvd: 08/29/17 14:20 2 pgs
Fees:13.00 Taxes:625.30
20170829-0088752

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Carmen Rodriguez 2330 Nashboro Blvd. Nashville, TN 37217	Caliber Home Loans 3701 Regent Blvd., Suite 180 Irving, TX 75063	135120B11400CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **ANGELA D. ROBERTS AND JAMES T. ROBERTS, JR., WIFE AND HUSBAND,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CARMEN RODRIGUEZ, AN UNMARRIED WOMAN,** 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:

Being Lot 114, ~~a/k/a Unit~~ 114, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village at Fairway Pointe, of record in Instrument No. 20020820-0100664, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Angela D. Hensley, unmarried, by deed from NVR, Inc., a Virginia Corporation t/a Fox Ridge Homes, of record in Instrument No. 20031016-0153657, Register's Office for Davidson County, Tennessee. Angela D. Hensley, having since married, now known as Angela D. Roberts.

Being also known as 2330 Nashboro Blvd., Nashville, Tennessee 37217.

James T. Roberts, Jr., spouse of Angela D. Roberts, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2330 NASHBORO BLVD.** **NASHVILLE, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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, this 25th day of August, 2017

Angela D. Roberts

James T. Roberts, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of August, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Angela D. Roberts and James T. Roberts, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 25th day of August, 2017.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2017074631