WARRANTY DEED

Bill Garrett Davidson County
Batch# 8459 DEEDWARR
10/04/2017 11:16:31 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20171004-0101815

Y-FSBO-17-241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathaniel Roberson	**New Owner**	
(NAME)	(NAME)	**060-04-0-085.00**
241 Broadmoor Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MARVIN TOLES, UNMARRIED, AND NANASSA ROBERSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHANIEL ROBERSON, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract1:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section 1, Ewing Place, of recorded in Plat Book 4060, Page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tracts 2 & 3:

Land in Davidson County, Tennessee being two parts of Lot No. 2 on the Plan of Real Estate of William Phillips, of record in Plat Book 57, Page 21, Register's Office for Davidson County, Tennessee, and described according to a survey dated June 23, 1987, by Donald W. Fortner as follows:

Tract 2:
Beginning at an iron pin in the northerly right of way of Ewing Lane, said pin being North 29 degrees 16' West of a concrete monument marking the Southeast corner of John Thomas Vardell's property as recorded in Book 4158, Page 303, Register's Office for Davidson County, Tennessee, thence North 4 degrees 24' East 212.32 feet to an iron pin, thence North 82 degrees 50' West 150.44 feet to a concrete monument; thence South 67 degrees 27' East 114.33 feet to a concrete monument; thence South 29 degrees 15' East 76.13 feet to the point of beginning, containing 0.51 acres, more or less.

Tract 3:
Beginning at a concrete monument in the northerly margin of Ewing Lane, marking the Southwest corner of John Thomas Vardell's property as recorded in Book 4158, Page 303, Register's Office for Davidson County, Tennessee; thence North 29 degrees 15' West 140.04 feet to a concrete monument; thence South 4 degrees 24' West 168.26 feet to an iron pin in the northerly margin of Ewing Lane; thence North 60 degrees 34' East 93.23 feet to the point of beginning, containing 0.15 acres, more or less.

Included in the above described but specifically excluded from the conveyance is the following:

Beginning at a point in the North margin of Ewing Drive East, said point being along the said North margin of the northeastwardly 92 feet, more or less, from the southeast corner of the G.W. McCutchen property; thence North 27 degrees 07' 58" West 4.40 feet to a point; thence North 63 degrees 25' 42" East 12.36 feet to a point; thence along a curve right having a radius of 1157.92 feet northeastwardly for 80.39 feet to a point; thence South 27 degrees 01' 58" East 5.87 feet to a point in the said North margin; thence along the said North margin southeastwardly 92.0 feet to the point of beginning, containing 531 square feet, more or less.

Being the same property conveyed to Marvin Toles and Nanassa Roberson, as joint tenants with the right of survivorship by Quitclaim Deed from Bill Gibson, Trustee of the Uni Housing Revocable Trust Agreement of record in Instrument No. 20070703-0079487, Register's Office for Davidson County, Tennessee, dated May 31, 2007 and recorded on July 03, 2007.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 21, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4060, Page 30, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **241 Broadmoor Drive, Nashville, Tennessee 37207**.

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. 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/our hand(s) this the 29th DAY OF SEPTEMBER, 2017.

Marvin Toles

Marvin Toles

Nanassa Roberson

Nanassa Roberson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARVIN TOLES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANASSA ROBERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212