THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23921

Bill Garrett Davidson County
Batch# 8533 DEEDWARR
10/04/2017 02:53:07 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00

20171004-0101917

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF October, 2017

Notary Public

MY COMMISSION EXPIRES: March 3 2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John G. Roberts	NEW OWNER	MAP
4119 Skyline Drive		PARCEL 117-13-0-013.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Beth Cosgrove, Lindyn Gupton, Daniel W. Wendell and Andrew S. Wendell, devisees under the Last Will and Testament of Lila M. Wendell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John G. Roberts and Ashleigh Roberts, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. 29 on the Plan of Vailwood Heights of record in Plat Book 1835, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 29 fronts 100 feet on the Westerly side of Skyline Drive and runs back between parallel lines 252 feet to a dead line.

Being the same property conveyed to Lila M. Wendell by Warranty deed from William R. Matz and Carol L. Matz, husband and wife of record in Book 6574, page 307, Register's Office for Davidson County, Tennessee, dated March 18, 1985 and recorded on June 05, 1985. The said Lila M. Wendell having since died on June 2, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4119 Skyline Drive, Nashville, TN 37205.**

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, their heirs and assigns forever; and we do covenant with 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 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 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 ~~our~~ hand(s) this the 3 day of October, 2017.

Beth Cosgrove
Beth Cosgrove

Lindyn Gupton
Lindyn Gupton

Daniel W. Wendell
Daniel W. Wendell

Andrew S. Wendell
Andrew S. Wendell

STATE OF Tennessee
COUNTY OF Davidson

~~Personally~~ appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Beth Cosgrove** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3 day of October 2017.

R.L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

My Commission expires: March 3, 2020

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal this the 3 day of October 2017.

R.L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

My Commission expires: March 3, 2020

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel W. Wendell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3 day of October, 2017.

My Commission expires: March 3 2020

Notary Public

R. W. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew S. Wendell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of September, 2017.

My Commission expires: June 18, 2021

Notary Public

LISA M. BYLER
MY COMMISSION # GG 115590
EXPIRES: June 18, 2021