PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
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Nashville, TN 37205
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Email

Christy Wilkins Ivey

Bill Garrett Davidson County
Batch# 11723 DEEDWARR
10/11/2017 10:27:55 AM 4 pgs
Fees: $23.00 Taxes: $536.50
20171011-0104260

Percy [illegible] (Retired)

W & I Ref: (RF) Title No.: 59106
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Donald Lewis Roberts Barbara Lee Roberts 833 Hillmore Drive Nashville, TN 37218	Movement Mortgage, LLC, Its Successors and/or assigns as their interests may appear 8024 Calvin Hall Road Indian Land, SC 29707

TAX MAP PARCEL NUMBERS: 05914025400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$145,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Inez Abrams and Kenya Washington as Co-Executrixes under the Last Will and Testament of Sam Smith**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald Lewis Roberts and Barbara Lee Roberts, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Hillmore Subdivision of record in Book 6250, page 195, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sam Smith by Warranty Deed from Phillip E. Hill and wife, Joanne Hill, dated September 25, 1987 and recorded on September 29, 1987 of record in Book 7365, page 91, Register's Office for Davidson County, Tennessee. The said Sam Smith has since died. The Last Will and Testament of Sam Smith of record in Docket No. 17P392, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Inez Abrams and Kenya Washington as Co-Executrixes with full power to convey subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 195, said Register's Office, a minimum setback line to be determined by Metro Zoning Regulations with a shown building envelope and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

This is improved property, known as 833 Hillmore Drive, Nashville, TN 37218

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 04 day of October, 2017.

Inez Abrams, co-executrix

Inez Abrams, Co-Executrix under the Last Will and Testament of Sam Smith

_____

Kenya Washington, Co-Executrix under the Last Will and Testament of Sam Smith

State of _____

County of _____

On this ____ day of October, 2017, before me the undersigned authority, personally appeared **Inez Abrams, Co-Executrix under the Last Will and Testament of Sam Smith,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

See Attached Notarial Certificate

_____
Notary

My Commission Expires: _____

State of _____

County of _____

On this ____ day of October, 2017, before me the undersigned authority, personally appeared **Kenya Washington, Co-Executrix under the Last Will and Testament of Sam Smith,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $145,000.00.

_____
Affiant

Sworn and subscribed before me this ___ day of October, 2017.

_____
Notary

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

(CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On October 4, 2017 (Date) before me, Bree Jenae Reynolds Notary Public (Here Insert Name and Title of the Officer)

personally appeared Inez Abrams,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

BREE JENAE REYNOLDS
Commission # 2139842
Notary Public - California
Los Angeles County
My Comm. Expires Jan 10, 2020

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Additional Information: _____

revision date 01/01/2015

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of October, 2017.

_____
Inez Abrams, Co-Executrix under the Last Will and Testament of Sam Smith

Kenya Washington, Co-Ex
Kenya Washington, Co-Executrix under the Last Will and Testament of Sam Smith

State of _____

County of _____

On this ____ day of October, 2017, before me the undersigned authority, personally appeared **Inez Abrams, Co-Executrix under the Last Will and Testament of Sam Smith**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of Mississippi

County of Hinds

On this 4th day of October, 2017, before me the undersigned authority, personally appeared **Kenya Washington, Co-Executrix under the Last Will and Testament of Sam Smith**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DONNA F. EPPS
NOTARY PUBLIC
ID No. 6564
My Comm. Expires
Mar 4, 2018
HINDS COUNTY
STATE OF MISSISSIPPI

Donna F. Epps
Notary

My Commission Expires: March 4, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $145,000.00.

Rachel Fox
Affiant

Sworn and subscribed before me this 5 day of October, 2017.

Debbie Mann
Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018