Bill Garrett Davidson County
Batch# 19731 DEEDWARR
10/31/2017 12:10:30 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20171031-0111514

Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1710471

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of October, 2017.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Tallisha Tucker	Tallisha Tucker	163-5-B-183.00
5170 Hickory Hollow Parkway	5170 Hickory Hollow Pky	
Antioch, TN 37013	Antioch, TN 37013	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Knowlton R. Roberts, sole heir of Randolph Roberts, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Tallisha Tucker, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 180, on the Plan of Exhibit 'A' Master Deed Lot Layout (Private Element) Phase V Mill Park (formally Hickory Hollow Townhomes), as shown by plat appearing of record in Instrument Number 20050131-0011265, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Randolph Roberts, unmarried, by Quitclaim Deed from Randolph Roberts, unmarried, and Knowlton R. Roberts, unmarried, dated January 25, 2013, of record in Instrument Number 20130426-0041829, Register's Office for Davidson County, Tennessee.

The said Randolph Roberts having since died June 9, 2016 leaving Knowlton R. Roberts as his sole heir at law.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is __X__improved ___unimproved property known as 5170 Hickory Hollow Parkway, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of October, 2017.

Knowlton R. Roberts sole heir at law of Randolph Roberts

BY: K R Roberts

State of Florida
County of Palm Beach

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Knowlton R. Roberts with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at West Palm Bch FL this 27th day of October, 2017.

Notary Public at Large
My Commission Expires:

GEORGIANA DAMBRA
MY COMMISSION # FF 904976
EXPIRES: September 2, 2019
Bonded Thru Notary Public Underwriters

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019