Bill Garrett Davidson County
Batch# 23319 DEEDWARR
11/07/2017 02:25:18 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20171107-0114708

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2017

Notary Public

MY COMMISSION EXPIRES: ~~NOVEMBER 6, 2018~~ 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL P. GESCHLECHT	Same as new owner	**075-09-0-246.00**
(NAME) **4100 CENTRAL PIKE**	(NAME)	
(ADDRESS) **HERMITAGE, TN 37076-3246**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ROBERT L. ROBERSON, KEVIN D. ROBERSON, RANDALL D. ROBERSON, AND DENISE M. HOOPER, BEING THE SOLE HEIRS AT LAW OF BETTYE FAYE PARMAN ROBERSON A/K/A BETTYE P. ROBERSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL P. GESCHLECHT,** a single man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, 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. 1149 on the Plan of Hermitage Hills S/D Sec. 9, of record in Book 3600, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joe A. Roberson and wife, Bettye P. Roberson, from A.H. Johnson and wife, Malvin Johnson, by deed dated March 28, 1966, of record in Book 4002, Page 313, said Register's Office. The said Joe A. Roberson a/k/a Joe Atwood Roberson having since died on January 23, 1997, leaving Bettye P. Roberson as surviving tenant by the entirety. The said Bettye P. Roberson a/k/a Bettye Faye Parman Roberson having since died intestate January 29, 2016, leaving Robert Lewis Roberson, Kevin Douglas Roberson, Randall Dale Roberson, and Denise Michelle Roberson Hooper as her sole heirs at law. See Affidavits of Heirship of record in Instrument No. 20170316-0025947 and Instrument No. 20170316-0025948, said Register's Office.

See Limited Power of Attorney for Robert L. Roberson being recorded simultaneously herewith in Instrument No. 20171107-0114707, said Register's Office.

See Limited Power of Attorney for Kevin D. Roberson being recorded simultaneously herewith in Instrument No. 20171107-0114705, said Register's Office.

See Limited Power of Attorney for Randall D. Roberson being recorded simultaneously herewith in Instrument No. 20171107-0114706, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 3600, page 97 and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****Robert Lewis Roberson and Robert L. Roberson are one and the same person.****
****Kevin Douglas Roberson and Kevin D. Roberson are one and the same person.****
****Randall Dale Roberson and Randall D. Roberson are one and the same person.****
****Denise Michelle Roberson Hooper and Denise M. Hooper are one and the same person.****

Unimproved ( )
This is improved(X) property, known as **4021 PLANTATION DRIVE, HERMITAGE, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 hands this 30th day of October, 2017.

Robert L Roberson
By Denise M Hooper, his Attorney in Fact

ROBERT L. ROBERSON
By: Denise M. Hooper, his Attorney in Fact

Kevin D Roberson
By Denise M Hooper, his Attorney in Fact

KEVIN D. ROBERSON
By: Denise M. Hooper, his Attorney in Fact

Randall D Roberson
By Denise M Hooper, his Attorney in Fact

RANDALL D. ROBERSON
By: Denise M. Hooper, his Attorney in Fact

Denise M Hooper

DENISE M. HOOPER

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 **Denise M. Hooper,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of October, 2017.

My commission expires: **November 5, 2018**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Deborah J Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2017, before me personally appeared **Denise M. Hooper, Attorney in Fact for Robert L. Roberson, Kevin D. Roberson, and Randall D. Roberson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Robert L. Roberson, Kevin D. Roberson, and Randall D. Roberson**, and who acknowledged that she executed the same as the free act and deed of **Robert L. Roberson, Kevin D. Roberson, and Randall D. Roberson**.

Witness my hand and official seal at office this 30th day of October, 2017.

My commission expires: **November 5, 2018**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Deborah J Cohen
Notary Public