Bill Garrett Davidson County
Batch# 28492 DEEDWARR
11/21/2017 09:54:47 AM 2 pgs
Fees: $13.00 Taxes: $1,343.10
20171121-0119382

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-2087

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of November, 2017

Notary Public
Commission Expires: 5/8/18

A. C. HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicholas A. Roberson 8440 Beautiful Valley Drive Nashville, TN 37221	new owners	126-15-0A-314.00CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Alice V. Ward, Trustee of The Irrevocable Trust of Alice V. Ward

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas A. Roberson and Brooke M. Roberson, 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Final Plat Boone Trace Section 8, Phase 1, Beautiful Valley Drive at Settler's Way of record in Plat at Instrument No. 20031210-0177241, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Coleman Y. Ward and Alice V. Ward, husband and wife by Warranty deed from NVR, Inc., a Virginia Corporation T/a Fox Ridge Homes of record in Instrument No. 20041004-0119308 Register's Office for Davidson County, Tennessee, dated September 28, 2008 and recorded on October 4, 2004.

Being the same property conveyed to Alice V. Ward, Trustee of The Irrevocable Trust of Alice V. Ward by Quitclaim deed from Alice V. Ward of record in Instrument No. 20150306-0019189 Register's Office for Davidson County, Tennessee, dated January 28, 2015 and recorded on March 6, 2015.

Alice V. Ward having since died leaving Douglas Ward as Successor Trustee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8440 Beautiful Valley Drive, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of November, 2017.

Alice V. Ward, Trustee of the Irrevocable Trust of Alice V. Ward

Douglas Ward, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas Ward, SUBSTITUTE TRUSTEE OF THE IRREVOCABLE TRUST OF ALICE V WARD with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of November, 2017.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 7/13/20

(Notary Seal)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-TE-17-8440