Bill Garrett Davidson County
Batch# 51931 DEEDWARR
01/26/2018 12:52:47 PM 2 pgs
Fees: $13.00 Taxes: $318.20
20180126-0008481

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Yamika Cantrell
P.O. Box 160830
Nashville, TN 37216

SEND TAX BILL TO:
Baxter Credit Union
340 N. Milwaukee Ave,
Vernon Hills, IL 60061

MAP/PARCEL 05115-0-A-068.00
CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fredene T. Roby, Trustee of The Fredene T. Roby Revocable Living Trust, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Yamika Cantrell, a unmarried woman, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number M68 as shown on the plat of Quail Creek, of record in Book 6328, pages 89-93, Register' s Office for Davidson County, Tennessee together with an undivided interest in the common elements of the Quail Creek Homeowner's Associations, all as described in Book 6328, page 44, Register' s Office for Davison County, Tennessee.

Being the same property conveyed to Fredene Roby by Cash Deed for Tennessee deed from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20100528-0041327 Register's Office for Davidson County, Tennessee, dated May 26, 2010 and recorded on May 28, 2010.

Being the same property conveyed to Fredene T. Roby, Trustee of the Fredene T. Roby Revocable Living Trust, dated September 8, 2016 by Quitclaim deed from Fredene Roby of record in Instrument No. 20160916-0097464 Register's Office for Davidson County, Tennessee, dated September 8, 2016 and recorded on September 16, 2016.

This is improved property known as: **420 Walton Lane, Unit M-68 Madison, Tennessee 37115**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized

and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 28th day of December, 2017.

WITNESS MY HAND on this the 28th day of December, 2017

Fredene T. Roby

Fredene T. Roby, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fredene T. Roby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Fredene T. Roby Revocable Living Trust, the within named bargainor, and as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Mt. Juliet TN on this the 4th day of April, 2018.

Jodie D Pelley

Notary Public

Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $80,000.00

AFFIANT

Subscribed and sworn to before me this the 28th day of December, 2017.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170440