Name and Address of New Owner:
Lashawn Roberts
421 Edencrest Ct.
Antioch, TN 37013

Send Tax Statements To:
Churchill Mortgage
761 Old Hickory Blvd #400
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: 17121533

Map and Parcel: 149 15 0A 052.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William K Gregory and wife, Eryn B Gregory**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lashawn Roberts and Antonio D Roberts, wife and husband**, hereinafter called the GRANTEE, his 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, and being all of Lot No. 45, Section Two, Cambridge Forest, according to survey and plat of same appearing of record in Book 9700, page 672-673, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to William K. Gregory and wife Eryn B. Gregory by Warranty Deed filed for record on February 4, 1999 in Book 11327, page 440, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following All matters as set forth per Book 9700, page 672-673; Covenants, Conditions and Restrictions of Cambridge Forest of record in Book 10332, Page 1, Registers Office for Davidson County, Tennessee; Telephone Line Easement of record in Book 1207, page 529; Roadway easement of record in Plan Book 3, page 26; Rights of others in and to a cemetery located on parent tract, including rights of ingress/egress; Agreement of record in Book 1147, page 148; Sewer and Drainage Easement of record in Book 6881, page 320, Book 7453, page 445 and Book 8795, page 158; Easement for Storm Water Detention of record in Book 7632, page 962; All matters set forth per Book 6900, page 561-562, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 421 Edencrest Ct., Antioch, TN 37013

Bill Garrett Davidson County
Batch# 53689 DEEDWARR
02/01/2018 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $902.80
20180201-0010181

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, 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. 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 hand this 26th day of January, 2018.

William K Gregory

Eryn B Gregory

State of Tennessee

County of Rutherford

Personally appeared before me, William K Gregory and Eryn B Gregory with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th of January, 2018.

Notary Public
My Commission Expires: 5.19.19

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $244,000.00.

Affiant Signature

Subscribed and sworn to before me, this 26th day of January, 2018.

Notary Public
My Commission Expires: 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021