18-0039

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Bill Garrett Davidson County
Batch# 65772 DEEDWARR
03/06/2018 10:48:31 AM 2 pgs
Fees: $13.00 Taxes: $708.55
20180306-0020984

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of February, 2018,

Notary Public

MY COMMISSION EXPIRES: 9-6-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kaleigh M. McRoberts	Community Mortgage, LLC, DBA	071 16 0 133.00
(NAME)	(NAME)	
914 Crockett Street	19045 E. Valley View Pkwy Ste. F	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Independence, MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-One Thousand Five Hundred And No/100 Dollars ($191,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tin Roof Restoration Inc., a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kaleigh M. McRoberts, a single woman**, 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. 25 on the Plan of Essex Place, not of record, as described in deed of record in Book 5364, Page 339, Register's Office for Davidson County, Tennessee, and further described according to a survey by John Kohl and Co., dated November 30, 1983, as follows:

Said Lot No. 25 fronts 50 feet on the southerly side of Crockett Street and runs back between parallel lines 150 feet to a line in the rear measuring 50 feet thereon, said line in rear being an alley.

Being the same property conveyed to Tin Roof Restoration Inc., a Tennessee Corporation by Warranty Deed from Alvin R. Dawkins, unmarried dated August 25, 2017 and recorded August 25, 2017 as Instrument No. 20170825-0087652, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MFR-180857SSO

unimproved ☐
This is improved ☒ property, known as 914 Crockett Street, Nashville, TN 37207

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, has 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 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 15th day of February, 2018

Tin Roof Restoration Inc.
BY: Bianca Cerio Tinsley, President
Bianca Cerio Tinsley
President

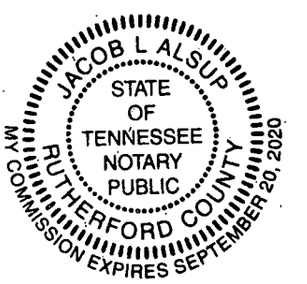
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **Bianca Tinsley** whom I am personally acquainted and upon her oath acknowledged herself to be the **President** and that she executed the foregoing instrument for the purpose therein contained by signing on behalf of **Tin Roof Restoration, Inc., a Tennessee Corporation**

WITNESS my hand and official seal at Murfreesboro, Tennessee this 15th day of February, 2018.

NOTARY

MY COMMISSION EXPIRES: 9-20-20



File Number: MFR-180857SSO