THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
610 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 104622 DEEDWARR
06/14/2018 10:48:04 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20180614-0057164

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ashley Elizabeth Reeves 3022 Louise Drive Nashville, TN 37211	← Same	119-13-0-246.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **CRAIG ROBERTS AND WIFE, TARA ROBERTS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ASHLEY ELIZABETH REEVES**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29, on the Plan of H. G. McNabb Subdivision, as of record in Book 1130, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Craig Roberts and wife, Tara Roberts, by Warranty Deed, from Denny Stamps., a married person and Doug Brooks, a married person, of record at Instrument No. 20040920-0112849, Davidson County Register of Deeds.

This property is commonly known as **3022 Louise Drive, Nashville, TN 37211**.

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, and (4) any building restrictions.

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, forever. GRANTOR covenants with 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 11 day of **June, 2018**:

Craig Roberts **Tara Roberts**

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CRAIG ROBERTS**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of June, 2018.

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TARA ROBERTS**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of June, 2018:

RONDAK ALI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 12/09/20

STATE OF TENNESSEE

COUNTY OF Wilk

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $175,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12 DAY OF JUNE, 2018:

Notary Public

My Commission Expires: 1-27-21

JONATHON TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD