Bill Garrett Davidson County
Batch# 107751 DEEDWARR
06/25/2018 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20180625-0060820

# WARRANTY DEED

HEATHER LEE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires May 15, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-15-21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

18003275

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tyler N. House | Franklin American Mortgage Company | |
| (NAME) | (NAME) | |
| 212 Peachtree Street | 6100 Tower Circle, Suite 600 | 119 05 0 044.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **Lillian Sue Roberts, unmarried and Andrea Leigh Roberts, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler N. House and Stefanie L. House, 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:

**Being all of Lot No. 20 on the plan of Map of Overhill City and W.H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30 Cumberland Nurseries Subd. of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being all of the same property conveyed to Lillian Sue Roberts, unmarried by Warranty Deed dated December 18, 2008 from William Terry Wells and Patsy Rae Wells, of record in Instrument Number 20090102-0000337, Register's Office for Davidson County, Tennessee. Being further conveyed to Lillian Sue Roberts, unmarried and Andrea Leigh Roberts, unmarried, as joint tenants with rights of survivorship by Quitclaim Deed dated January 2, 2015 from Lillian Sue Roberts, unmarried of record in Instrument Number 20150114-0004060, said Register's Office.**

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **212 Peachtree Street, Nashville, Tennessee 37210**

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, 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 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 22nd day of June, 2018.

Lillian Sue Roberts By: Andrea Leigh Roberts, Attorney-in-Fact

Andrea Leigh Roberts

STATE OF Arkansas
COUNTY OF Garland

On this, 22nd day of June, 2018, personally appeared before me, Andrea Leigh Roberts, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of Lillian Sue Roberts, and is authorized by her to execute this instrument on her behalf, as ger free act and deed.

Witness my hand and official seal, at office, this 22nd day of June, 2018.

My commission expires: 01-05-2025

Notary Public

MICHELLE WATKINS
NOTARY PUBLIC - ARKANSAS
GARLAND COUNTY
My Commission Expires: 1-5-2025
Commission # 12402225

STATE OF Arkansas
COUNTY OF Garland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrea Leigh Roberts, the bargainor (s), 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 office, this 22nd day of June, 2018.

Commission expires: 01-05-2025

Notary Public

MICHELLE WATKINS
NOTARY PUBLIC - ARKANSAS
GARLAND COUNTY
My Commission Expires: 1-5-2025
Commission # 12402225

**RETURN TO:**

**ALLEGIANCE TITLE OF TENNESSEE, LLC**
**278 DOUG WARPOOLE ROAD, STE 218**
**SMYRNA, TN 37167**

# True Copy Certification

I, Nikki McKinney, 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.

NMCKinney
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Lee
Notary's Signature

My Commission Expires: 5-15-21
Notary' Seal (if on paper)

