Bill Garrett Davidson County
Batch# 126179 DEEDWARR
08/07/2018 03:07:43 PM 2 pgs
Fees: $13.00 Taxes: $1,557.70
20180807-0077738

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $421,000.00.

Affiant

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Subscribed and sworn before me this the 6th day of August, 2018.

Tracey Perry
Notary Public
My commission expires: 1-8-19

PREPARED BY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dana Gleason and Scott Wadstrom 304 Whitman Ct Nolensville, TN 37135	CMG Mortgage, Inc dba CMG Financial 3160 Crow Canyon Road, Suite 400 San Ramon, California 94583	186-04-0A 227.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHAUN D. ROBERTS AND KARA J. ROBERTS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANA GLEASON, A SINGLE WOMAN AND SCOTT WADSTROM, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 404, on the plan of Final Plat, Burkitt Place, Phase 2D, Section 3, of record in Instrument No. 20120517-0043031, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shaun D. Roberts, a married man and Kara J. Roberts, his wife, by deed from Adam E. Wilson and Amber P. Wilson, husband and wife, dated 04/07/2016, of record in Instrument No. 20160412-0034765, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 304 Whitman Ct, Nolensville, TN 37135.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

KR SF

Witness our hands this the 6th day of August, 2018.

Shaun D. Roberts

Kara J. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shaun D. Roberts and Kara J. Roberts, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of August, 2018.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY