WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 135895 **DEEDWARR**
09/04/2018 10:27:31 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20180904-0087083

W-FSR-18-253

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21 (AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen M. Collinsworth and Jeannette M. Collinsworth	Stephen and Jeanette Collinsworth	
(NAME) **253 Graylynn Drive**	(NAME) 4005 Bob-O-Link Dr.	**095-08-0-088.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Youngstown, OH 44511	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY L. ROBERTS AND BONNIE M. ROBERTS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN M. COLLINSWORTH AND JEANNETTE M. COLLINSWORTH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10 on the Plan of Plan of Spring Valley Acres Subdivision of record in Plat Book 2854, Page 60, In the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of Graylynn Drive at the corner of Lots Nos. 10 and 11 on said plan; thence with the line between said lots, Eastwardly passing the common Easterly corner of said Lots, at 230.6 feet, in all 270.6 feet. more or less, to a point; thence Southwesterly 175 feet to a monument in the Northerly margin of an unnamed 50 feet street; thence with the margin of the same, Westerly 30.3 feet to the Southeast corner of Lot No. 10; thence continuing with the margin of said Street, Westerly 182.2 feet to a point at the beginning of a curve; thence around said curve, North Westerly 39.3 feet to a point in the Easterly margin of Graylynn Drive; thence with the margin of the same, Northwardly 120 feet to the point of beginning.

Being the same property conveyed to Gray L. Roberts and wife, Bonnie M. Roberts by Warranty Ddeed from Joseph J. Coen and wife, Rosella P. Coen of record in Book 8983, page 581, Register's Office for Davidson County, Tennessee, dated June 10, 1993 and recorded on June 16, 1993.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 2854, Page 60, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1787, Page 281, Book 1975, page 45 and Book 2956, page 311, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **253 Graylynn Drive, Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 28th DAY OF AUGUST, 2018.

Gary L. Roberts

Bonnie M. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY L. ROBERTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

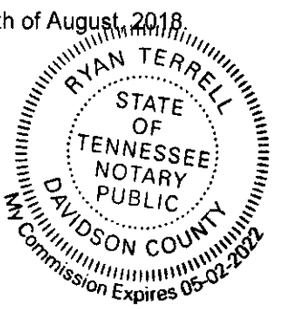


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BONNIE M. ROBERTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212