WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 137191 DEEDWARR
09/05/2018 11:45:53 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20180905-0087768

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Kelly M Steeb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-26-21
(AFFIX SEAL)

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc.
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kelly Steeb, a single woman, and Caitlin Steeb, a single woman, as tenants in common 831 Kendall Drive Nashville, TN 37209	New Owners	103-09-0-055.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jason A. Roberson and Caroline M. Roberson, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kelly Steeb, a single woman, and Caitlin Steeb, a single woman, as tenants in common, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 72, on the Plan of Hillwood Estates, Section 6, as of record in Book 2133, Page 96, Register's Office of Davidson County, TN, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jason A. Roberson and Caroline M. Roberson, husband and wife by Warranty Deed dated 07/24/2013 from Allan C. Little and Margaret H. Little, husband and wife of record in Instrument 201307310079844, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 831 Kendall Drive, Nashville, TN 37209

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 my/our hand(s) this the 30th day of August, 2018.

Jason A. Roberson

Caroline M. Roberson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Jason A. Roberson and Caroline M. Roberson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th of August, 2018.

Notary Public

My Commission Expires 5/6/2019

(SEAL)

