THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 44306

Karen Y Johnson Davidson County
Batch# 140629 DEEDWARR
09/13/2018 03:04:51 PM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20180913-0091068

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY NINE THOUSAND AND 00/100 ($289,000.00) DOLLARS, cash in hand paid by JUSTIN CORNEY, an unmarried man, receipt of which is hereby acknowledged, we, BRADLEY ROBERTS and wife, JENNA ROBERTS, have bargained and sold, and by these presents transfer and convey unto the said JUSTIN CORNEY, an unmarried man, his heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Unit 1003, Woodbury Townhomes, Phase 1 Planned Unit Development, as shown on plan of record in Instrument Number 20050216-0017693 and amended in Instrument Number 20060310-0028278, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brad Roberts and wife, Jenna Roberts by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., dated November 7, 2014 of record in Instrument Number 20141119-0106530, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right of way of Woodbury Falls Drive.

This conveyance is subject to Declarations of Covenants, Conditions and Restrictions, of record in Instrument Number 20060310-0028278 and amended in Instrument Number 20080201-0010772, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Instrument Number 20050216-0017693, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Charter for Homeowner's Association, of record in Instrument Number 20060309-0027744, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Easement for sanitary sewer, of record in Book 5074, page 856 and Book 5074, Page 945, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Storm Water Detention Agreement, of record in Instrument Number 20050118-0005578, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JUSTIN CORNEY, an unmarried man, his heirs and

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

assigns, forever. And we do covenant with the said JUSTIN CORNEY, an unmarried man, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said JUSTIN CORNEY, an unmarried, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 11th day of September, 2018.

BRADLEY ROBERTS

JENNA ROBERTS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, BRADLEY ROBERTS and wife, JENNA ROBERTS, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 11th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: MAY 17, 2021

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 5-17-2021

State of Tennessee, Davidson Co:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $289,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jordan A. Nyerges
AFFIANT

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2021

Sworn to and subscribed to before me this 11th day of September, 2018.

Dana Delworth
NOTARY PUBLIC

My Commission Expires: 7/6/20

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Tax Map & Parcel No.
128 12 0C 114.00

ADDRESS OF NEW OWNERS
Mr. JUSTIN CORNEY
1003 Woodbury Falls Drive
Nashville, TN 37221
SEND TAX BILLS TO:
new owner