THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P18-9548-BW	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September, 2018. Notary Public MY COMMISSION EXPIRES: 12/19/20 (AFFIX SEAL)

W. WILLIAM DAVIS * NOTARY PUBLIC * STATE OF TENNESSEE * COUNTY OF WILLIAMSON

Karen Y Johnson Davidson County
Batch# 147230 **DEEDWARR**
10/01/2018 10:54:20 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20181001-0096955

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gabriella Bea Crofford	Guaranty Trust Company	MAP
2116 Hobbs Road J-7	316 Robert Rose Drive	PARCEL 131-02-0A-058.00-CO
Nashville, TN 37215	Murfreesboro, TN 37129	
(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, **R. Lee Roberts, Jr., an unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gabriella Bea Crofford, an unmarried woman**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. J-7 on the Plan of Hobbs House Condominium Apartments of record in Book 4595, Page 74; and amended in Book 5200, Page 54 and as shown on the Master Deed of record in Book 5289, Page 515; Book 5292, Page 958; Book 5293, Page 612; and Book 7802, Page 299, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to R. Lee Roberts by Warranty deed from Sarah O. Rummage of record in Instrument No. 20110620-0047000 Register's Office for Davidson County, Tennessee, dated June 13, 2011 and recorded on June 20, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2116 Hobbs Road J-7, Nashville, TN 37215.**

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 _____ hand( ) this the 28th day of September, 2018.

R. Lee Roberts, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **R. Lee Roberts, Jr.** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

My Commission expires: 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY