Karen Johnson Davidson County
Batch# 188925 DEEDWARR
01/28/2019 11:22:32 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20190128-0008089

Prepared by T. Jake Wolaver
Middle Tennessee Law Group, PLLC
809 South Main Street, Suite 100
Columbia, TN 38401

Return to Stewart Title Company

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Stephen Jay Roberson and Susan Carol Roberson, Trustees of the Roberson Living Trust as amended and restated on July 7, 2011**, FIRST PARTY, which expression shall include successors and assigns, and **Amy Leigh Schelton and Brad Schelton, wife and husband,** as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Copperfield Revised of record in Plat Book 6900, Pages 555 through 559, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to James W. Roberson and Sue D. Roberson, Trustees of the Roberson Living Trust by deed of record in Instrument No. 20050824-0101215, Register's Office of Davidson County, Tennessee.
>
> Being also known as 605 Copperfield Court, Brentwood, Tennessee 37027.
>
> Tax Map & Parcel 172-01-0A-136.00
>
> Description same as previous deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated

as of the date of this deed and assumed by SECOND PARTY; covenants, conditions and restrictions of record in Book 6779, Page 296, re-recorded in Book 6783, Page 973, amended and superseded in Book 7071, Page 482, further amended in Book 7208, Page 889, Register's Office for Davidson County, Tennessee; Charter for HOA in Book 7200, Page 824, Register' s Office for Davidson County, Tennessee, and Articles of Amendment in Book 7496, Page 162 and of record in Book 7500, Page 941, in the Register's Office for Davidson County, Tennessee; conveyance of common areas of record in Book 7150, Page 358, in the Register's Office for Davidson County, Tennessee; transmission line easements of record in Book 2437, Page 8 and Book 2438, Page 376, in the Register's Office for Davidson County, Tennessee; conveyance of water and/or sewer lines of record in Book 7593, Page 488 and Book 7593, Page 511, in the Register's Office for Davidson County, Tennessee; subject to rights of others in and to the common areas and/or elements; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 17 day of January, 2019.

Trustee

Stephen Jay Roberson, Trustee of the Roberson Living Trust as amended and restated on July 7, 2011

Susan Carol Roberson - Trustee

Susan Carol Roberson, Trustee of the Roberson Living Trust as amended and restated on July 7, 2011

STATE OF TENNESSEE

COUNTY OF MAURY Davidson

Personally appeared before me, the undersigned, Stephen Jay Roberson, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Trustee of Roberson Living Trust as amended and restated on July 7, 2011 and is authorized by the maker to execute this instrument on behalf of the maker.

Given under my hand and official seal, this 17 day of January, 2019.

CASEY CHAVIS TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires:
01-06-2020

Notary Public

STATE OF TENNESSEE

COUNTY OF MAURY Davidson

Personally appeared before me, the undersigned, Susan Carol Roberson, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Trustee of Roberson Living Trust as amended and restated on July 7, 2011 and is authorized by the maker to execute this instrument on behalf of the maker.

Given under my hand and official seal, this 17th day of January, 2019.

CASEY CHAVIS TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires:
01-06-2020

Notary Public

STATE OF TENNESSEE - Wilson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $420,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of January, 2019.

KIMIE PERRY TENNESSEE NOTARY PUBLIC My Comm. Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

My commission expires:
2/22/2020

Notary Public

NEW PROPERTY OWNERS:

Amy Leigh Schelton and Brad Schelton

605 Copperfield Court

Brentwood, Tennessee 37027

PERSON(S) RESPONSIBLE FOR TAXES:

Bank of Tennessee

P.O. Box 4980

Johnson City, Tennessee 37602-4980

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