(2)

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 190109 DEEDWARR
01/31/2019 09:03:31 AM 2 pgs
Fees: $13.00 Taxes: $895.40

20190131-0009284

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

K. Min
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE WARREN COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-121562

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Loyal Ennley | LoanDepot | |
| (NAME) | (NAME) | |
| 7309 Althorp Way | 4800 N. Scottsdale Rd | 173-09-0A-115.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Scottsdale AZ 85251 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-Two Thousand And No/100 Dollars ($242,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MATTHEW ROBERTS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOYAL ENNLEY, A SINGLE 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Revision One, Section Two, Lenox Village of record in Plat at Instrument No. 20020731-0091872, in the 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 Matthew Roberts, unmarried and Daniel Roberts and Beverly Roberts, husband and wife by Warranty deed from Amy Shields Martin FKA Amy Shields, married of record in Instrument No. 20151222-0128477 Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on December 22, 2015.

Scrivener's Affidavit of record in Instrument No. 20190107-0001702 Register's Office for Davidson County, Tennessee, dated January 7, 2019 and recorded January 7, 2019.

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Being the same property conveyed to Matthew Roberts, unmarried by Quit Claim deed from Daniel Roberts and Beverly Roberts, husband and wife of record in Instrument No. 20190131-0009283 Register's Office for Davidson County, Tennessee, dated January 18th, 2019 and recorded on January ___, 2019.

unimproved ☐
This is improved ☒ property, known as 7309 Althorp Way, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Matthew Roberts this 30 day of January, 2019.

Matthew Roberts

STATE OF TENNESSEE
COUNTY OF MAURY

On this the 30th day of January, 2019, before me personally appeared Matthew Roberts, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of January, 2019.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

