Karen Johnson Davidson County
Batch# 193375 DEEDWARR
02/08/2019 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,397.60
20190208-0012264

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $648,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/8/2021
File No. G19-4223



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Elizabeth Akin Townsend and A. Collier Townsend	Elizabeth Akin Townsend and A. Collier Townsend	131-09-0-024
(NAME)	(NAME)	
4647 Jackson Loop	5106 Hillsboro Pike	
(STREET ADDRESS)	(STREET ADDRESS)	
Vestavia Hills, AL 35242	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **James Roberts Jr., a married man and Lolann Roberts, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Akin Townsend and A. Collier Townsend, wife and husband**, 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:

Being Lot No. 2, on the Plan of Section Three, Seven Hills, of record in Plat Book 2663, Page 89, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Lolann W. Roberts (a/k/a Lolann W. Brown) to James L. Roberts, a fifty percent (50%) undivided interest, and Lolann W. Roberts (a/k/a Lolann W. Brown), a fifty percent (50%) undivided interest, equally as tenants-in-common, as recorded on the 1st day of March, 2012 in Instrument No. 20120301-0018069; Executor's Quitclaim Deed from Dominion Trust Company of Tennessee, as Executor of The Estate of Walter Frank Wamser to Lolann W. Brown, as recorded on the 26th day of October, 1992 in Deed Book 8766, Page 793 and Warranty Deed from Haury & Smith Contractors, Inc., a Tennessee Corporation to Zena R. Wamser, as recorded on the 6th day of November, 1959 in Deed Book 2992, Page 561, in the Register's Office of Davidson County, Tennessee.

James L. Roberts is one and the same as James Roberts, Jr.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, SEVEN HILLS, as recorded in Plat Book 2663, Page(s) 89.

4. Easement for Perpetual Easement for Hwy Purposes, recorded in Book 4380, Page 710.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5106 Hillsboro Pike, 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. Whenever 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 1st day of February, 2019.

James L Roberts Jr.

James Roberts Jr.

Lolann W. Roberts

Lolann Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of February, 2019, before me personally appeared James Roberts Jr., , Lolann Roberts and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand at office, this 1st day of February, 2019.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019