WARRANTY DEED

Karen Johnson Davidson County
Batch# 261168 DEEDWARR
07/24/2019 09:02:27 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20190724-0072473

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public: 11/17/20

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTINE N. MARON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC.,
1415 North Jackson Street Tullahoma, TN 37388

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Allison Roberts	New Owner	Map 069
1812 Elizabeth Road		Group 16
Nashville, TN		Parcel 113.00

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 hereby acknowledged, we

Surgena Kilby and husband Brandell Swanson, same person as Brandall Swanson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Allison Roberts, a married woman

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the Civil District of Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 26 on the Map or Ashton S. Subdivision of L. M. Lewis farm at Bordeaux, Tennessee, as of record in Book 421, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 100 feet on the easterly side of Elizabeth Avenue, and runs back between parallel lines, 200 feet to a dead line.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING the same property conveyed to Surgena Kilby and husband, Brandell Swan by Warranty Deed from Donna Lynn Allingham Bates, Ricky Eugene, dated December 20, 2018 and filed December 21, 2018 of record in Deed *, Page , Register's Office for said County. * 20181221-0124379

Being the same property conveyed to Oscar C. Breedlove and wife, Catherine S. Breedlove of record in Book 0655, Page 006, Register's Office of Davidson County, TN. The said Catherine S. Breedlove died leaving Oscar C. Breedlove as owner by Tenancy by Entireties. The said Oscar C. Breedlove died intestate leaving said property to his heirs. The Heirs each conveyed their interest to Roy E. Breedlove by separate deeds, Said deeds dated November 19, 1996 and filed for record on November 26, 1996 in Record Book 10271, Page 630, Book10271, Page 628, Book 10271, Page 626, Book 10274, Page 624, Book 10271, Page 622, Book 10271, Page 620, Book 10271, Page 618, Book 10271, Page 616, Register's Office of Davidson County, TN. See also Warranty Deed in Book 655, Page 6, Register's Office of Davidson County, TN.

The said Roy Eugene Breedlove died intestate April 11, 2018 leaving as his sole surviving heirs at law, Donna Lynn Allingham Bates, Ricky Eugene Breedlove, Tamela Renee Wynns and Randy Earl Breedlove.

All matters pertaining to the Plat including Restrictions, Easements and Setback Lines as set out per Book 421, Page 19, Register's Office for said County. Covenants, conditions, restrictions and provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 1812 Elizabeth Road, Nashville, TN

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 our hands this ~~day of~~, 17th day of July, 2019.

Surgena Kilby

Brandall Swanson

STATE OF TN
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Surgena Kilby and Brandall Swanson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tullahoma, TN, on the 17th day of July, 2019

My commission expires: 8/22/22

Cindy D. Callender
Notary Public

CINDY DARLENE CALLENDER
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

(19-10832-07T.PFD/19-10832-07T/8)