Karen Johnson Davidson County
Batch# 262394 DEEDWARR
07/25/2019 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20190725-0073417

WARRANTY DEED

MICHELLE M. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $407,000.00

Mary Catherine McCarty
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF JULY, 2019.

Michelle M Locke
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/21

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1097LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kyle Geolat and Ellie Koehly	Highlands Residential	
5852 Sterling Oaks Dr.	12001 N Central Expressway	172-05-0B-091.00 CO
Brentwood, TN 37027	Dallas, TX 75243 #750	

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,

ALAN D. ROBERTS AND WIFE, SARAH H. ROBERTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KYLE GEOLAT AND ELLIE KOEHLY, HUSBAND AND WIFE

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. 23 on the Plan of Sterling Oaks, Phase II, of record in Book 11190, Page 141, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Alan D. Roberts and wife, Sarah H. Roberts by Warranty Deed from Brian E. Weiner and wife, Ashley A. Weiner, recorded on the 6th day of June, 2013 in Instrument No. 20130606-0057363, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. NOTE: Limited Power of Attorney to Sell Real Property recorded at Instrument No. 20130606-0057362, in the Register's Office of Davidson County, Tennessee.

2. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

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

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STERLING OAKS, PHASE II, as recorded in Plat Book 11190, Page(s) 141, in the Register's Office of Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions recorded in Book 10951, Page 547; Book 11514, Page 959 & Rule Regarding Enforcement of Governing Documents at Instrument No. 20130419-0039232, in the Register's Office of Davidson County, Tennessee.

6. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7250, Page 755, in the Register's Office of Davidson County, Tennessee.

7. Easement recorded in Book 4600, Page 99, in the Register's Office of Davidson County, Tennessee.

8. Dedication of Open Space recorded at Instrument No. 20050510-0052774, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5852 Sterling Oaks Dr., Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 24th day of July, 2019.

Alan D. Roberts

Sarah H. Roberts

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ALAN D. ROBERTS AND SARAH H. ROBERTS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 24th day of July, 2019.

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

My Commission Expires: 8/29/20

