17165 RWD:

Southern Land
Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

Karen Johnson Davidson County
Batch# 286712 DEEDWARR
09/17/2019 09:22:35 AM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20190917-0093986

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is
$ 339,900.00

Allison Provine Walker
Affiant

Subscribed and sworn to before me, this the 12 day of September, 2019.

Notary Public

My commission expires: 10/30/2020

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ALLISON PROVINE WALKER	F+M Bank	**181-01-OB-285.00 CO**
6604 Sunnywood Drive	10 Cadillac Drive, Ste 100	
Nashville, TN 37211	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
WADE ROBERTS AND PATRICIA ROBERTS, HUSBAND AND WIFE

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

ALLISON PROVINE WALKER , 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:

Land in Davidson County, Tennessee, being Lot No. 42, as shown on the map entitled Plan of Section Two, Phase Three, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision, of record as Instrument No. 20140506-0038378, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WADE ROBERTS AND PATRICIA ROBERTS, HUSBAND AND WIFE, by deed from JOON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20150508-0042321, dated May 8, 2015, said Register's Office.

WADE ROBERTS IS ALSO KNOWN AS WADE MARTIN ROBERTS JR.
PATRICIA ROBERTS IS ALSO KNOWN AS PATRICIA AMELL ROBERTS.

DURABLE POWER OF ATTORNEY FOR PATRICIA AMELL ROBERTS TO SIGN AS ATTORNEY IN FACT FOR WADE MARTIN ROBERTS JR. RECORDED of record in Instrument Number 20190829-0087162, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 6604 Sunnywood Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 my/our hand(s) this 12 day of September, 2019.

Wade Martin Roberts Jr
by Patricia Amell Roberts as his attorney in fact
WADE MARTIN ROBERTS JR.
BY: **PATRICIA AMELL ROBERTS, HIS ATTORNEY IN FACT**

Patricia Amell Roberts
PATRICIA AMELL ROBERTS

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

State of Tennessee)
County of Davidson)

On this 12 day of September, 2019, before me personally appeared, PATRICIA AMELL ROBERTS, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 5-9-2023 Emily H. Prophet
Notary Public

State of Tennessee)
County of Davidson)

On this 12 day of September, 2019, before me personally appeared **PATRICIA AMELL ROBERTS** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WADE MARTIN ROBERTS JR. and who acknowledged that she executed the same as the free act and deed of WADE MARTIN ROBERTS JR.

Witness my hand, at office, this 12 day of September, 2019.

My Commission Expires: 5-9-2023 Emily H. Prophet
Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023