WARRANTY DEED

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 417634 DEEDWARR
06/17/2020 02:25:16 PM 2 pgs
Fees: $13.00 Taxes: $2,660.30

20200617-0063346

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $719,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kurt Garber	OWNER	11702023400
(NAME)	(NAME)	
2517 Sharondale Drive		
(ADDRESS)	(ADDRESS)	
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 GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John M. Roberson, Jr. and Teresa B. Roberson, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Kurt Garber and Melinda Garber, husband and wife, hereinafter called the GRANTEE(S), and/or their 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. 1, on the plan of Re-Subdivision of Lot 11, Block 1, Stokes Tract of record in Instrument NO. 20060629-0078150, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Included in the conveyance is an easement for paved driveway, ingress and egress for Sharondale Drive, and applicable parking and turn areas intended to serve said Lot No. 1, and that may be located on a part on the adjoining Lot No. 2, of said Subdivision. Said Easement runs with the land and is of record as Instrument 20141210-0113171,said Register's Office.

Being the same property conveyed to John M. Roberson, Jr. and Teresa B. Roberson, husband and wife by Warranty Deed from Michael G. Raider and Pamela. Raider, husband and wife, dated 12/04/2014, of record in Instrument 201412100113171, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2517 Sharondale Drive, Nashville, TN 37215
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 16th day of June, 2020.

John M. Roberson, Jr.

Teresa B. Roberson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Roberson, Jr. and Teresa B. Roberson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of June, 2020.

Notary Public:
My Commission Expires: 8/6/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027



File No.: 752851
Warranty Deed TN