WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Theresa L. Smith

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2020.

I. Dyke Tatum

Notary Public

MY COMMISSION EXPIRES: 5/3/2021

(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Karen Johnson Davidson County
Batch# 432448 DEEDWARR
07/08/2020 10:13:19 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20200708-0073747

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Maxwell Worsham	Mortgage Investors Group	Parcel ID: 161 11 0A 215.00
(NAME) 301 Culpepper Court	(NAME) 8320 East Walker Springs Lane, Suite 200	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael Roberts, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Maxwell Worsham,** a single man, 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 Unit No. 215 on the Plan of Huntington Ridge Townhouses of record in Book 4675, Page 9 and revised in Plat Book 9700, Page 846, said Register's Office for said County, to which reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael Roberts a married man, by Warranty Deed From Stacey Lynn Page, as Sole Heir-At-Law of the Estate of Margaret A. Page (a single woman), deceased, and as Sole Devisee under the Un-Probated Last Will and Testament of Margaret Ann Page, dated March 3, 2011, of record in Instrument No. 20180620-0059372, in the Register's Office of Davidson County, Tennessee, dated June 15, 2018 and recorded on June 20, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 442 Huntington Ridge 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 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 1st day of July, 2020

Michael Roberts

Jill Roberts

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Michael Roberts and Jill Roberts,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2020.

Notary Public

My Commission Expires: September 16, 2023

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY