Karen Johnson Davidson County
Batch# 460779 DEEDWARR
08/20/2020 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,568.80
20200820-0094029

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 3, 2022

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-20-08058

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gary Roberts and Diana Roberts, husband and wife	Arvest Bank	
(NAME)	(NAME)	
402 Carriage Drive	P O BOX 579	105-03-0J-001.00-CO
(ADDRESS)	(ADDRESS)	
Benton, AR 72015	Lowell, AR 72745	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Four Thousand And No/100 Dollars ($424,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RYAN BEAR, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY A. ROBERTS AND DIANA R ROBERTS, 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:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit A on the plan of Horizontal Property Regime of 1268 2nd Ave. So., created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as shown on exhibit of the Declaration of Covenants, Conditions and Restrictions for 1268 2nd Avenue South Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20150826-0086338, Register's Office for Davidson County, Tennessee, including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of Horizontal Property Regime of 1268 2nd Ave. So., shown as exhibit to the aforementioned Declaration for a more complete identification and placement of said Unit.

Being the same property conveyed to Ryan Bear, an unmarried individual by Warranty deed from Hamidreza Parsa, married of record in Instrument No. 20160425-0039621 Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 25, 2016.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR IN THAT NEITHER THEM NOR ANY FAMILY MEMBER RESIDES THEREIN.

unimproved ☐
This is improved ☒ property, known as 1268 A 2nd Avenue South, Nashville, TN 37210
(House No.) (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 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Ryan Bear, a married man this 17 day of August, 2020.

Ryan Bear

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Williamson

I, Danielle Chandler, a Notary Public for the of Williamson Co and State of Tennessee, do hereby certify that Ryan Bear personally appeared before me this dayand acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th of August, 2020.

Notary Public

My Commission Expires:

(SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 10, 2022

Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), do hereby make oath that I am a licensed attorney and/or 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.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

