Karen Johnson Davidson County
Batch# 517120 DEEDWARR
11/16/2020 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20201116-0135055

WARRANTY DEED

Amelia Swanson 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 $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November 2020

Notary Public

MY COMMISSION EXPIRES: 4/24/2023.

(AFFIX SEAL)

MST 2020-1758

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olivia Lusk and Maurice Lusk	Guaranty Home Mortgage Corporation	181-10-0A-311.00-CO
(NAME)	(NAME)	
7517 Oakledge Drive	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kristi L. Roberts and Derek B. Roberts, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Olivia Lusk and Maurice Lusk, wife and husband,** 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. 1038 on the Plan of Final Plat of Autumn Oaks Subdivision, Phase 10B a Cluster Subdivision of record in Plat at Instrument No. 20140331-0026145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristi L. Roberts and Derek B. Roberts, wife and husband by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20150828-0087411 Register's Office for Davidson County, Tennessee, dated August 27, 2015 and recorded on August 28, 2015.

Scrivener' s Affidavit recorded on September 17, 2015, Instrument No: 20150917-0094309, in the Register's Office for Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20140331-0026145, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010912-0099443, as amended in Instrument No. 20030513-0064238, Instrument No. 20100414-0028160 and Instrument No. 20101206-0096935, , Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6704, Page 397, Book 6704, page 405 and Book 6968, Page 30, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate

against handicapped persons. Charter of Autumn Oaks Homeowner's Association, Inc. of record in Instrument Number 20010912-0099442, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, Page (s) 196 & 199, Book 11217, Page 799, and Book 7515, page 298, in the Register's Office for Davidson County, Tennessee. Ingress & Egress to Cemetery of record in Book 261, Page 284, and Book 6704, Page 397, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20030110-0004645, Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903, in the Register's Office for Davidson County, Tennessee. Right of Way Agreement to the Columbia Transmission Company of record in Book 4240, Page 667, in the Register's Office for Davidson County, Tennessee. Subject to boundary plat of Autumn Oaks of record in Book 6900, page 786, in the Register's Office for Davidson County, Tennessee.

This property, known as 7517 Oakledge Drive, Brentwood, TN 37027
(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 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 my/our hand(s) this 9th DAY OF NOVEMBER, 2020.

Kristi L. Roberts

Kristi L. Roberts

Derek B. Roberts

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kristi L. Roberts and Derek B. Roberts,, husband, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of November, 2020.

Notary Public

My commission expires: 4/24/2023

Amelia Swanson
State of Tennessee Notary Public
Williamson County
(SEAL)

True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON