Karen Johnson Davidson County
Batch# 526680 DEEDWARR
12/08/2020 12:44:29 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20201208-0142606

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $200,000. Affiant Subscribed and sworn to before me This 18th day of November 2020. Notary Public My Commission Expires:

Address New Owners as:	Tax Bill To:	Map / Parcel
William Goodrum P.O. Box 58646 Nashville, TN 37122	New Owner	113-00-0 061.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-04-15968

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Stephen Roberts and wife, Patricia Roberts**, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **William Goodrum,** (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 9th, formerly the 8th, Civil District of Davidson County, Tennessee, being a portion of Tract No. 2 and No. 1 of the original Jordan Land conveyed to Arthur Lee Williams, by deed from Alva Williams and Wife, Mary E. Williams, as recorded in Book 1726, page 561, dated June 20, 1949, Register's Office for said County, described as follows:

Beginning at a point at a point in Buffalo Road 22-1/4 poles from the east line of the J.A. Craddock Land now owned by Herbert Jennett, a persimmon tree as a pointer; thence with the meanders of said road, north 78 degrees east 2 poles to a point in said road, a poplar tree for pointer; thence leaving Buffalo Road going north 31 degrees east 50 poles, more or less to the beginning containing 10 acres more or less. The north portion of the above Tract may extend into Tract No. One of said Jordon land.

Being the same property conveyed to Stephen Roberts and Patricia Roberts by deed of record in book 8883 Page 603, said Register of Deeds for Davidson County.

This is improved property known as 7874 Buffalo Road, Nashville, TN 37211.

This is the same legal description as appears on the prior deed.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Easement of record in book 5556, page 568 and Book 5556, page 570, said Register's Office.
3. Subject to all matters disclosed on plat.
4. Subject to Greenbelt Assessment of record in Instrument No: 20110120-0005688
5. Affidavit confirming Stephen R. Roberts, grantee, by deed of record in Book 8883, page 603, to be one and the same person as Stephen Roberts, grantee, by deed in Instrument No. 20050722-0085712, and as grantor by deed in Instrument No. 20100429-0032484.
6. Subject to any encroachments, if any.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 18th day of November 2020.

Stephen Roberts

Stephen Roberts

Patricia Roberts

Patricia Roberts

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Stephen Roberts and wife, Patricia Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 18th day of November 2020.

Notary Public

My Commission Expires: 05/03/2021

