Karen Johnson Davidson County
Batch# 611549 DEEDWARR
04/09/2021 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $3,178.30
20210409-0047720

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $859,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2021.

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3-6-2024
(AFFIX SEAL)

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Y-SB-VRES-21-1918

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Breckenridge Investments TN LLC	New owner	
(NAME)	(NAME)	**104-16-084.00**
1918 Ashwood Ave	618B Hamilton Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville TN 37203	
(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 consideration, the receipt of which is hereby acknowledged, **MITCHELL LYNN ROBERTS AND PAMELA R. ROBERTS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRECKENRIDGE INVESTMENTS TN LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the east part of Lot No. 127 on the Map of the Revised Plan of George W. Blair's Belmont Heights, of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 127 fronts 50.2 feet on the north side of Ashwood Avenue and runs back between lines 175 feet, more or less, to an alley on which it measures 52.4 feet.

Being the same property conveyed to Emily P. Roberts by Warranty Deed from Joseph Bradley Street et ux Patricia Ann Street, of record in Book 4056, Page 637, Register's Office for Davidson County, Tennessee, dated September 14, 1966 and recorded on September 15, 1966.

Being the same property conveyed to Mitchell Lynn Roberts and Stephen F. Bess and Emily P. Roberts, as joint tenants with the right of survivorship, not as tenants in common by Quitclaim Deed from Emily P. Roberts, unmarried, of record in Instrument No. 20070319-0032828, Register's Office for Davidson County, Tennessee, dated March 16, 2007 and recorded on March 19, 2007. The said Emily P. Roberts having since died.

Being the same property conveyed to Mitchell Lynn Roberts and Stephen F. Bess, as tenants in common by Quitclaim Deed from Mitchell Lynn Roberts and Stephen F. Bess, surviving joint tenants, of record in Instrument No. 20101112-0090712, Register's Office for Davidson County, Tennessee, dated November 05, 2010 and recorded on November 12, 2010. The said Stephen F. Bess having since died January 7, 2017 (*See Docket No. 17P135 in the Seventh Circuit Court for Davidson County, Tennessee - Probate Division*).

Being the same property conveyed to Stephen Franklin Bess, Jr., Stephanie Michelle Bess, and Wendy Bess Brezewki by Executor's Quitclaim Deed from Stephen Franklin Bess, Jr., Executor of the Estate of Stephen Franklin Bess, Sr., of record in Instrument No. 20170803-0079394 Register's Office for Davidson County, Tennessee, dated July 11, 2017 and recorded on August 03, 2017.

Being the same property conveyed to Mitchell Lynn Roberts and wife, Pamela R. Roberts by Quitclaim Deed from Mitchell Lynn Roberts and Stephen F. Bess Jr. a/k/a Stephen Franklin Bess Jr. a/k/a Stephen F. Bess of record in Instrument No. 20170822-0085976, Register's Office for Davidson County, Tennessee, dated August 16, 2017 and recorded on August 22, 2017.

Being the same property conveyed to Mitchell Lynn Roberts and wife, Pamela R. Roberts by QuitclaimDeed from Stephanie Michelle Bess and Wendy Bess Bruzewski of record in Instrument Number __202104090047719___, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Map of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1918 Ashwood Ave, Nashville, Tennessee 37212**.

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), their heirs and 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), 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 the 7th DAY OF APRIL, 2021.

Mitchell Lynn Roberts

Pamela R. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCHELL LYNN ROBERTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA R. ROBERTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

