Karen Johnson Davidson County
Batch# 820516 DEEDWARR
03/11/2022 02:48:51 PM 2 pgs
Fees: $13.00 Taxes: $2,719.50
20220311-0028949

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 220239568**

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSO

The actual consideration or value, whichever is greater, for this transfer is: $735,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of March, 2022.

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| David Alan Roberts<br>107 Sheffield Court<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>131 09 0B 004.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Allen Roberts, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Alan Roberts, married man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 4, together with the appurtenant interest in the common elements of Sheffield Condominiums, Phase II, a horizontal property regime established by Master Deed of record in Book 5996, Page 812, Register's Office for Davidson County, Tennessee, being located upon Lot No. 2 on the Plan of Sheffield Condominiums, Phase II, of record in Plat Book 5200, Page 474, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Roberts, unmarried, by Warranty Deed from Andrew J. Wendell, an unmarried man, of record in Instrument No. 20181210-0119768, in the Register's Office of Davidson County, Tennessee, dated December 05, 2018 and recorded on December 10, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sheffield Condominiums, Phase II, as recorded in Plat Book 5200, Page(s) 474.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Sheffield Condominiums, Phase II of record in Book 5996, Page 812; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5996, Page 807, as amended in Book 6010, Page 663.
Easement for Perpetual Easement for Highway Purposes, recorded in Book 4384, Page 438.
Easement for Sanitary Sewers And/Or Storm Drainage, recorded in Book 6229, Page 481.

This is improved property located at 107 Sheffield Court Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 7th day of March, 2022.

Mark Allen Roberts

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Allen Roberts, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of March, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025