This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF Sangamon

Actual consideration or value, whichever is greater is $225,000.00.

Patricia Ann Draper
Affiant

Subscribed and sworn before me this the 13th day of July, 2022.

Lilly M. Rucker
Notary Public
My commission expires: 4-6-2025

OFFICIAL SEAL
LILLY M. RUCKER
NOTARY PUBLIC. STATE OF ILLINOIS
MY COMMISSION EXPIRES 04-06-2025

Karen Johnson Davidson County
Batch# 889519 DEEDWARR
07/15/2022 11:55:57 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20220715-0081491

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Troy W. Roberts 629 Rockwood Dr. Hermitage, TN 37076	Churchill Mortgage Corporation 1749 Mallory Lane, Suite 100 Brentwood, TN 37027	086-11-0A 056.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PATRICIA ANN DRAPER, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TROY W. ROBERTS, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 3, Building No. 3 in Raintree Village, (a planned unit development), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, Page 140, as amended in Book 4980, page 378, Book 5091, page 39, Book 5165, page 781, Book 5172, page 77, Book 5546, page 493, Instrument No. 20040428-0047940, Instrument No. 20040826-0103606, and Instrument No. 20220316-0030899, Register's Office for Davidson County, Tennessee, and as shown on the plan of Hermitage Woods Condominium Apartments, Phase II and II-A of record in Book 4675, Page 36 through 38 in Register's Office, to which reference is hereby made. Garage number 3-3-g is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Patricia Ann Draper, unmarried, and Lynette Marie West, unmarried, by deed dated 04/25/1991, from Gerri Peterson, of record in Book 8340, page 309, Register's Office for said County. The said Lynette Marie West having since died July 15, 2004. Lynette Marie West had no Last Will & Testament. Affidavit of Heirship for Lynette Marie West of record in Instrument No. 20220715-0081485 said County. Affidavit of Heirship for Margaret Kathleen West of record in Instrument no. 20220715-0081486 Affidavit of Heirship for Jeffery Duane West of record in Instrument no 20220715-0081487, Affidavit of Heirship for Scott Charles West of record in Instrument no. 20220715-0081488, Register Office for said County. Affidavit of Heirship for Tina Lynn Olson of record in Instrument no. 20220715-0081489 Register Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 629 Rockwood Dr., Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the ~~14th~~ 13th day of July, 2022.

Patricia Ann Draper

STATE OF Illinois

COUNTY OF Sangamon

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia Ann Draper, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ~~14th~~ 13th day of July, 2022.

My commission expires: 4-6-2025

Lilly M. Rucker
Notary Public

OFFICIAL SEAL
LILLY M. RUCKER
NOTARY PUBLIC. STATE OF ILLINOIS
MY COMMISSION EXPIRES 04-06-2025