WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$860,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2000.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

Davidson County DEEDWARR
Recvd: 11/07/00 10:33 2pgs
Fees:11.00 Taxes:3182.00

20001107-0110451

THIS INSTRUMENT WAS PREPARED BY:
Michael J. Philbin, PLC., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bailey P. Robinson III	**Bailey P. Robinson III**	**116-6-28**
(NAME) **300 Clarendon Avenue**	(NAME) **4409 Chickering Lane**	**BM06097**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37215**	
(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, **A. RICHARD JOHNSON, JR. AND WIFE, MARY DONNET JOHNSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BAILEY P. ROBINSON, III AND WIFE, LAURA S. ROBINSON**, 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:

A tract of land in the 7th, formerly the 11th Civil District of Nashville, Davidson County, Tennessee, being the northerly part of Lot No. 30 on the Plan ofBransford Realty Company's Berkeley Hills Subdivision as of record in Plat Book 547, Pages 57 and 58, Register's Office for Davidson County, Tennessee, and being part of a tract of land marked "Johnson Bransford" as shown on the plan of Deerfield as of record in Book 547, Pages 191 and 192, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of Clarendon Avenue, said iron pin being the southwest corner of Lot No. 11 as shown on the Plan ofBransford Realty Company's Berkley Hills Subdivision and recorded in Plat Book 547, Pages 57 and 58, Register's Office for Davidson County, Tennessee; thence south 71 deg. 17 min. west, 58.9 feet with the northerly margin ofClarendon Avenue to an iron pin, the beginning of a curve to the left; thence continuing with the north margin of Clarendon Avenue and a curve to the left, 149.45 feet, said curve having an interior angle of 35deg. 12 min. 30 sec., a radius of 243.2 feet, a tangent distance of 77.17 feet, a chord of south 48 deg. 17 min. west, 147.10 feet to an iron pin, the southwest corner of the tract herein being described; thence, north 57 deg. 08 min. west 189.5 feet to an iron pin; thence, north 29 deg. 42 min. east, 90.0 feet to an iron pin; thence, north 55 deg.08 min. west 50.1 feet to an iron pin; thence, north 38deg. 56 min. east, 197.9 feet to an iron pin in the south boundary of a tract of land recorded in the name of Julia Malone Trabue in Deed Book 1108, Page 97, Register's Office for Davidson County, Tennessee; thence, south 57 deg. 21 min. east 86.8 feet along the south boundary of the previously described Julia Malone Trabue tract, to an iron pin at the northwest corner of Lot No. 11 as shown on the Plan of Berkeley Hills Subdivision previously referenced; thence south 31 deg. 45 min. east, 235.0 feet along the westerly line of Lot No. 11 to the point of beginning, containing 64.974 square feet, more or less, or 1.5 acres, more or less.

Being the same property conveyed to A. Richard Johnson, Jr. and wife, MaryDonnet Johnson by deed from Andromedia B. Noel, married of record in Book 11223, Page 769 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as **300 Clarendon Avenue, Nashville, TN 37205**
(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 31st day of October, 2000.

A. Richard Johnson Jr.

Mary Donnet Johnson
By: A. Richard Johnson, Jr., her Attorney-In-Fact
by A. Richard Johnson her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **A. Richard Johnson, Jr.**, the within named bargainor, with whom I am personally acquained (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2000.

Commission expires: July 26, 2003

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Shannon Philbin Notary Public

My Commission Expires JULY 26, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **A. Richard Johnson, Jr.** with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-In-Fact for the within named **Mary Donnet Johnson** and being authorized to act on behalf of said person, he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2000.

Commission expires: July 26, 2003

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Shannon Philbin Notary Public

My Commission Expires JULY 26, 2003