WARRANTY DEED

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Jill Connors
My Commission Expires
November 27, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2001.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roblyn Properties, LLC	Roblyn Properties, LLC	42-16-182
(NAME)	(NAME)	
217 Woodruff Street	404 S. Gallatin Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, Raymond L. Barrett, a ½ interest and Ralph K. Barrett and Nancy M. Barrett, Trustees, under The Barrett Family Revocable Living Trust, a ½ interest, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTORoblyn Properties, LLC, 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:

LAND in Davidson County, Tennessee, being the northerly 200 feet of the westerly 67.5 feet of Lot No. 26 Douglas-Levine's Subdivision, as of record in Book 547, Page 44, Register's Office for said County.

SAID westerly part of Lot No. 26 fronts 67.5 feet on the southerly side of Woodruff Street and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Ralph Kent Barrett by deed from Pattie Barrett of record in Book 5765, Page 632, said Register's Office and further conveyed to Raymond L. Barrett, a ½ interest by deed of record in Book 11699, Page 503 and vested in Ralph K. Barrett and Nancy M. Barrett, Trustees, under The Barrett Family Revocable Living Trust, a ½ interest by deed of record in Instrument Number 199912100301938, Register's Office for Davidson County, Tennessee.

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

Unimproved ☒
This is improved ☐ property, known as 217 Woodruff Street, Madison, TN 37115
(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 our hands this 26th day of March, 2001.

Raymond L. Barrett

Ralph K. Barrett, Trustee under The Barrett Family Revocable Living Trust

Nancy M. Barrett, Trustee under The Barrett Family Revocable Living Trust

Davidson County DEEDWARR
Recvd: 03/29/01 14:36 2pgs
Fees:11.00 Taxes:147.63

20010329-0030429

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 26th day of March, 2001.

Commission expires:

7/26/2003

Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ralph K. Barrett and Nancy M. Barrett with whom I am personally acquainted and who upon their oath acknowledged themselves to be Trustees under The Barrett Family Revocable Living Trust, the within named bargainors, and that they as such Trustees under The Barrett Family Revocable Living Trust being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of The Barrett Family Revocable Living Trust, by the said Ralph K. Barrett and Nancy M. Barrett as Trustees.

Witness my hand and official seal at Nashville, Tennessee this 26th day of March, 2001.

Notary Public

Commission Expires:

7/26/2003

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003