WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/04 14:19 2pgs
Fees:13.00 Taxes:284.90

20040405-0038256

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: JULY 12, 2004

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Cole		Map 43-13
(NAME)	(NAME)	Parcel 93
340 East Old Hickory Blvd.	NEW OWNER	
(ADDRESS)	(ADDRESS)	
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, **ROBINSON PROPERTIES, LP, A TENNESSEE LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN B. COLE**, 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:

Being Lot No. 6 of Block "C" the Plan of Forest Park Subdivision at Madison, Tennessee, as shown of record in Plat Book 843, Page 44, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robinson Properties, L.P., a Tennessee limited partnership by deed from Billy C. Robinson and wife, Phyllis J. Robinson filed of record 02/15/94 in Book 9250, Page 43, Register's Office of Davidson County, Tennessee.

Grantee hereby assumes 2004 and subsequent years property taxes.

Subject to all matters as shown on plat of record in Book 843, Page 44, Register's Office of Davidson County, Tennessee.

Subject to sanitary sewer easement as shown of record in Book 4144, Page 684, Register's Office of Davidson County, Tennessee.

Subject to rights of tenants in possession as tenants only under unrecorded leases.

unimproved ☐

This is improved ☒ property, known as 322 Old Hickory Boulevard, 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 my hand this 29th day of March, 2004.

Robinson Properties, L.P.

By: Billy C. Robinson, general partner

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Billy C. Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be general partner of Robinson Properties, LP, the within named bargainor, a limited partnership, and that such person, as such general partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by such person as general partner.

Witness my hand and official seal at Mt. Juliet, Tennessee this 29th day of March, 2004.

Commission expires: July 12, 2004

Notary Public