WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$390,000.00**

J. Murray Hill II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

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
Ann A. Robinson	Ann A. Robinson	116-13-C-50CO
(NAME)	(NAME)	
105 Leake Avenue Unit #50	105 Leake Avenue # 50	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, **FREEDA K. HILL, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANN A. ROBINSON, UNMARRIED**, 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 Unit 50 on the plan of Revised, Belle Meade Tower, Condominium Apartments of record in Instrument No. 20001020-0104050 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Freeda K. Hill by deed from Estelle S. Tyne, Executrix for the Estate of Harriet B. Tyne of record in Instrument No. 200008310086262 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement and restrictions of record and property taxes for the current year.

unimproved ☐
This is improved ☒ property, known as 105 Leake Avenue # 50, 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 hand this 16th day of September, 2004.

Freeda K. Hill
By: J. Murray Hill, II her Attorney in Fact

Davidson County DEEDWARR
Recvd: 09/21/04 09:01 2pgs
Fees:13.00 Taxes:1443.00
20040921-0113309

STATE OF COLORADO
COUNTY OF Boulder

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared J. Murray Hill II with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named Freed K. Hill 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 Boulder, Colorado, this 7th day of September, 2004.



Commission expires: June 18, 2006

Nancy C Nagle
Notary Public