#8769 Box 13

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage TItle & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Robinette III	Ivanhoe Financial, Inc.	63-16A-38
(NAME)	(NAME)	
632 Granwood Boulevard	604 Courtland Street #320	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Orlando, FL 32804	
(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, Naomi Elizabeth Jones k/n/a Naomi Elizabeth Jones Bartlebaugh, and husband, Martin Bartlebaugh HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy Robinette III and wife, Cindy Robinette, 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, Sate of Tennessee, Described as follows, to-wit:

Being Lot No. 161 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Page 405, amended in Book 6900, Pages 550 thru 552 and Corrected in Book 7462, Page 445 and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Naomi Elizabeth Jones k/n/a Naomi Elizabeth Jones Bartlebaugh, by deed of record in Book 10433, Page 16, said Register's Office for Davidson County, Tennessee.

Martin Bartlebaugh joins in this conveyance, with consent of the grantor spouse, for the purpose of waiving homestead and/or marital rights that maybe granted to a spouse by law in the property.

This instrument is executed on behalf of Naomi Elizabeth Jones Bartlebaugh and Martin Bartlebaugh by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20041019-0125611, in the 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 632 Granwood Boulevard, Old Hickory, TN 37138
(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.

Davidson County DEEDWARR
Recvd: 10/19/04 12:29 2pgs
Fees:13.00 Taxes:510.23

20041019-0125612

Witness my hand this 15th day of October, 2004.

Naomi Elizabeth Jones Bartlebaugh by Carolyn Adcock her Attorney in Fact

Martin Bartlebaugh, by Carolyn Adcock his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 15th day of October, 2004, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Naomi Elizabeth Jones Bartlebaugh and Martin Bartlebaugh and who acknowledged that she executed the same as the free act and deed of the said Naomi Elizabeth Jones Bartlebaugh and Martin Bartlebaugh, through Power of Attorney granted her by the said Naomi Elizabeth Jones Bartlebaugh and Martin Bartlebaugh.

Witness my hand and official seal at Nashville, Tennessee this 15th day of October, 2004.

Commission expires: May 28, 2006

Beth Triplett Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires MAY 28, 2006