File No. [redacted]2403

WARRANTY DEED

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Barry G. Raper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 07/22/05 11:18 2 pgs
Fees:13.00 Taxes:647.50
20050722-0085551

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry G. Raper	Barry G. Raper	Map 126-15-0B
(NAME) 7308 Middle Brook Circle	(NAME) 7308 Middle Brook Circle	Parcel 212.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Sanford Robinson and Karen Robinson, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barry G. Raper and Amanda L. Raper, husband and wife,** 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 all of Lot No. 107, on the Plan of Section Two, Lexington Point Subdivision, as shown by plat appearing of record in Instrument No. 20010515-0049954, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Sanford Robinson and Karen Robinson by Warranty Deed dated December 6, 2001 of record in Instrument No. 20020103-0001336, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument No. 20001018-0103445 and in Instrument No. 20010522-0052909; Charter for Homeowners' Association of record in Instrument No. 20001020-0104424; Easement to BellSouth Telecommunications of record in Instrument No. 20010329-0030190; Public Utility Easement of record in Book 7601, Page 404; Ingress/Egress Easement as set out in Book 11669, Page 837; Power Line Easement of record in Book 751, Page 393 and in Book 4230, Page 987; all matters shown on plat of record in Instrument No. 20010515-0049954; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7308 Middle Brook Circle, Nashville, TN 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st day of July, 2005.

Sanford Robinson by Karen Robinson AIF
Sanford Robinson

Karen Robinson
Karen Robinson ~~by Sanford Robinson, Attorney In Fact~~

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ~~Sanford~~ Karen Robinson, 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.

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Witness my hand and official seal, this 21st day of July 2005.

Notary Public
My Commission Expires: 6/22/09

State of Tennessee County of Davidson

On this 21st day of July 2005, before me personally appeared ~~Sanford~~ Karen Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of ~~Karen~~ Sanford Robinson, and is authorized by her and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. # _____ Register's Office of Davidson County, Tennessee.

Witness my hand at office this 21st day of July, 2005.

Commission expires: June 22, 2009

Linda V Jones Notary Public

20050722-0085551

(seal)

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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RETURN TO:
Southern Title Services
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Hermitage, TN 37076