THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25149-02-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $222,000.00. Affiant Subscribed and sworn to before me this 2nd day of March, 2006. Notary Public My Commission Expires: 5-21-07

LYNDA L. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Zachary R. Wolfe 7044 Northridge Nashville, TN 37221	**Send Tax Bills To:**	**Tax Information:** Map No.142.13-0A Parcel No. 024.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles H. Robbins, married and Lee Sharon Robbins, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary R. Wolfe**, unmarried ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7044 Northridge, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

This is not the primary residence of Charles H. Robbins.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of March, 2006.

Charles H. Robbins

Lee Sharon Robbins

STATE OF ~~TENNESSEE~~ VIRGINIA, COUNTY OF ~~DAVIDSON~~ FAIRFAX SS.: [redacted]-6510

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles H. Robbins** 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, at office, this 2nd day of March, 2006.

Notary Public

My Commission Expires: 10-31-06

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lee Sharon Robbins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2006.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 03/07/06 09:26 2 pgs
Fees:13.00 Taxes:821.40

20060307-0026034

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Phase I and Boundary Plat of Riverside, as of record in Plat Book 6900, pages 490-492, revised Plat Book 6900, page 784, and corrected as Instrument No. 20040506-0052081, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Lee Sharon Robbins and Charles H. Robbins by Deed dated January 3, 1989, from Rochford Realty and Construction Co., Inc., a Tennessee corporation, of record in Book 7754, page 743, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Riverside of record in Book 7185, page 619, Book 7405, page 780, amended as Instrument No. 20040419-0044162, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Riverside Homeowner's Association of record in Instrument No. 20040608-0067841, and Instrument No. 20040608-0067842, and Instrument No. 20040608-0067844, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Riverside Homeowner's Association of record in Book 7829, page 703, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, pages 490-492, revised in Plat Book 6900, page 784, corrected in Instrument No. 20040506-0052081, Register's Office for Davidson County, Tennessee.
6. Easement for conservation greenway of record in Instrument No. 20041019-0125877, Register's Office for Davidson County, Tennessee.
7. Easement for water line of record in Book 6970, page 275, Register's Office for Davidson County, Tennessee.
8. Easement contained in Deed of record in Book 6972, page 45 and Book 7103, page 48, Register's Office for Davidson County, Tennessee.
9. Easement for drainage of record in Book 7574, page 645, Register's Office for Davidson County, Tennessee.
10. Easement for sewer line of record in Book 7803, page 642, Register's Office for Davidson County, Tennessee.
11. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 6970, page 278, and Book 6970, page 281, Register's Office for Davidson County, Tennessee.
12. Agreement recorded in Book 7400, page 645, Register's Office for Davidson County, Tennessee.