Return to: Castleman Title, 110 Glancy St., Ste. 112, Goodlettsville, TN 37072

(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/06 11:01 2 pgs
Fees:13.00 Taxes:802.90
20060523-0060411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MAY, 2006.

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Michael Watroba	SunTrust Mortgage, Inc.	Map 117-11-D
(NAME)	(NAME)	
2050 Graybar Lane	P. O. Box 79041	Parcel 25.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Baltimore, MD 21279-0041	
(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, I, **JULIA G. ROBINSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY M. WATROBA, 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:

A certain condominium in Davidson County, Tennessee, being Unit No. 2050 on the Plan of Turnberry Square Condominiums established Master Deed of record in Book 6686, page 166, Register's Office for Davidson County, Tennessee, said Plan being depicted on Exhibit "D" of said Master Deed, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Julia G. Robinson by deed from Robert Hilton Wickham and wife, Cynthia C. Wickham, of record in Book 8722, page 708, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s) and (b) all matters appearing in the Master Deeds and Bylaws of record in Book 6686, page 166, Book 6814, page 165, Book 8747, page 521, Book 9315, page 795, Book 6686, page 197 and Instrument #20000801-0075604, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2050 Graybar Lane, Nashville, Tennessee 37215
(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 15 day of May, 2006.

Julia G. Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia G. Robinson, the bargainor, 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 and official seal at Nashville, Tennessee this 15th day of May, 2006.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC Exp. 11/24/07 DAVIDSON COUNTY, TENNESSEE

Notary Public