File No. 20060106

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/07/06 14:30 2 pgs
Fees:13.00 Taxes:518.00
20060607-0067758

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. July 19, 2008

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Ward	New Owner	42-16-178.00
(NAME)	(NAME)	42-16-179.00
407 Rosehill Ct.		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(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, Roblyn Properties, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew Ward, 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:

TRACT I:

The following tract or parcel of land situated in Davidson County, Tennessee is described as follows to-wit:

Being the northerly 50 feet of Lots Nos. 17 and 18 on the map of the Douglas-Levine Subdivision, Madison, TN as of record in Book 547, page 44, Register's Office for Davidson County, Tennessee. Said part of Lots Nos. 17 and 18 fronts 50 feet on the easterly side of Douglas Street and runs back between parallel lines 180 feet to a dead line.

Included in the above description but expressly excluded from the above description is the following described tracts of land; Being a part of Lot 17-18 of the Plat of the Douglas-Levine Subdivision of record in Book 547, page 44, described as follows:

Beginning at a point of intersection of the north boundary of the Lawrence D. Richards, Trustee, property and the east margin of Douglas Street, thence along the east margin northwardly 50.0 feet to a point, thence South 78 degrees 56 minutes East 30.0 feet to a point, thence South 10 degrees 57 minutes 35 seconds West 50.0 feet to a point in the said north boundary, thence along the said north boundary North 78 degrees 56 minutes West 30.0 feet to the point of beginning. Being the same property conveyed to Metropolitan Government of Nashville and Davidson County of record in Book 4835, page 865, Register's Office for Davidson County, Tennessee.

TRACT II:

A certain tract or parcel of land in Davidson County, State of Tennessee is described as follows, to-wit:

Being Lot No. 3 on the Final Plat of Everett & Wachter Lots of record in Plat Book 8250, page 330, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Roblyn Properties, LLC by deed from Harry C. Watson and wife, Kathy J. Watson, dated April 13, 2001, of record in Instrument No. 200104180038334, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 401 & 310 Douglas Street, Madison, TN 37115

(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.

File No. 20060106
Witness my hand this 5th day of June, 2006.

Roblyn Properties, LLC

By: _____
Aaron T. Walker, Chief Manager

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Aaron T. Walker with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Roblyn Properties, LLC, a Tennessee limited liability company, the within named bargainor, and limited liability company, and that he as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Aaron T. Walker as such Chief Manager.

Witness my hand and official seal this 5th day of June, 2006.

Commission expires:



Notary Public