FILE NO. SP44954 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 2/24/2010

Davidson County DEEDWARR
Recvd: 10/27/06 12:12 2 pgs
Fees:13.00 Taxes:814.00
20061027-0133521

ALAN L. SATURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

American Home Title & Escrow, LLC 303 Center Ave. Dickson, TN 37055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRYAN S. WELTER	BRYAN S. WELTER	101-00-0-019.00
(NAME)	(NAME)	
6609 RIVER VIEW DRIVE	6609 RIVER VIEW DRIVE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	NASHVILLE, TN 37209	
(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, **GARY N. ROBINSON AND WIFE, NANCY ROBINSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRYAN S. WELTER , AN UNMARRIED MAN,** 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 THE 8TH, FORMERLY THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 2 ON THE W.E. WATKINS PLAN OF LOTS, AS OF RECORD IN BOOK 21, PAGE 98, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO. 2 ON THE UNRECORDED PLAN OF THE LELAND J. DUGGER PROPERTY, DESCRIBED ACCORDING TO A SURVEY MADE BY GEORGE E. REESE, JULY 29, 1954, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF A 40-FOOT PRIVATE ROAD, AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO M.D. HOLMES BY DEED FROM NAN BRIDGEWATER DUGGER AND HUSBAND, OF RECORD IN BOOK 2293, PAGE 363, SAID REGISTER'S OFFICE; THENCE WITH THE EASTERLY LINE OF SAID HOLMES' PROPERTY NORTHWARDLY 301.2 FEET, MORE OR LESS, TO LOW WATER MARK OF CUMBERLAND RIVER; THENCE WITH SAID LOW WATER MARK, SOUTH 65 DEGREES EAST 100 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO HELEN FRANCIS BLACK BY DEED FROM FRED WEBB JACKSON AND WIFE, OF RECORD IN BOOK 2442, PAGE 31, SAID REGISTER'S OFFICE; THENCE WITH THE WESTERLY LINE OF SAID BLACK PROPERTY, SOUTHWARDLY 291.75 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF SAID PRIVATE ROAD; THENCE WITH THE SAME, NORTH 73-1/2 DEGREES WEST 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM H. TOM KITTRELL, TRUSTEE TO GARY N. ROBINSON AND WIFE, NANCY ROBINSON AS RECORDED ON THE 22ND DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030422-0053103 AND WARRANTY DEED FROM CLIFFORD ROBINSON TO GARY N. ROBINSON AS RECORDED ON THE 27TH DAY OF JANUARY, 2003 IN INSTRUMENT NO. 20030127-0010876, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2006 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☒ property, known as 6609 RIVER VIEW DRIVE, NASHVILLE, TN 37209

(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 our hands this 30th day of October, 2006.

GARY N. ROBINSON

NANCY ROBINSON

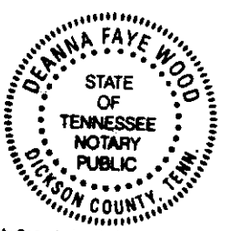
STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, GARY N. ROBINSON AND WIFE, NANCY ROBINSON with whom I am personally acquainted and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 24th day of October, 2006.

Commission expires:



My Commission Expires FEB. 23, 2010

Notary Public