Davidson County DEEDWARR
Recvd: 08/16/07 12:27 2 pgs
Fees:13.00 Taxes:268.25

20070816-0098010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$72,500.00** (Seventy Two Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 9th day of August, 2007.

NOTARY PUBLIC MY COMMISSION EXPIRES: 6/5/11

MARGARET SHERBERT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY TENN.

My Commission Expires JUNE 5, 2011

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
A. J. Washington 846 Seymour Avenue Nashville,TN 37206	SAME AS NEW OWNER	082-08-0-101.00

WARRANTY DEED

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, I/WE, **BRAD S. ROBERTSON, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **A. J. WASHINGTON,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Lot No. 4 and the easterly one-half of Lot No. 5 of Block "A", on the Map of Nashville Trust Company's Subdivision of the A.W. Shryer Property, as shown on plat of record in Plat Book 843, page 25, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 4 and part of Lot No. 5 front together 75 feet on the southerly side of Seymour Avenue and run back 176 feet on the easterly line and 178 feet 11 inches, more or less, on the westerly line to a dead line, measuring 75, 1/2 inches, more or less, thereon.

Being the same property conveyed to Brad S. Robertson in Instrument 20050606-0064030, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **846 SEYMOUR AVENUE** **NASHVILLE,TN37206**

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. Whenever 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, this 9th day of August, 2007

Brad S. Robertson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of August, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Brad S. Robertson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 9th day of August, 2007.

Notary Public

Commission Expires: 6/5/11

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011