File No. 270900348

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00 Carmen Coats Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2008. J Brandon Miller Notary Public MY COMMISSION EXPIRES: 11-22-10 (AFFIX SEAL)

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Granberry/Aaron Armstrong	James Granberry/Aaron Armstrong	Map & Parcel 091-07-0-214.00
(NAME) 1700 21st Ave. S., Ste. 307	(NAME) 1700 21st Ave. S., Ste. 307	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Thomas D. Robinson, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Granberry, married and Aaron Armstrong, unmarried, as tenants in common with expressed rights of survivorship,** 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 Davidson County, Tennessee, being all of Lots Nos. 1210 and 1212, Block 183 No. 1 Plan of West Nashville, and filed of record in Book 57, pages 74 and 75, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said lots.

Being the same property conveyed to Thomas D. Robinson, by Quitclaim Deed from L & R Investment Properties, dated December 29, 1989, and filed of record in Book 8016 and Page 93 Register's Office for Davidson County, Tennessee.

County of DAVIDSON taxes for the year 2008 and subsequent years; THDA Restrictions filed of record in Book 7755, page 346, and corrected in Book 7809, page 856, said Register's Office; Easement for party walls and interest of adjoining landowners in appurtenant improvements; Subject to all matters as set forth per Plat Book 57 and pages 74 and 75; all in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor

unimproved ☐

This is improved ■ property, known as 5305 Kentucky Avenue, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

Davidson County DEEDWARR
Recvd: 02/04/08 14:09 2 pgs
Fees:13.00 Taxes:407.00

20080204-0011557

Witness my hand this 1st day of February, 2008.

Thomas D. Robinson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Thomas D. Robinson, 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 1st day of February, 2008.

Commission expires: 1/23/10

Notary Public

DIANNA MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(seal)

My Commission Expires JAN. 23, 2010

File Number: 270900348

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122