WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/30/09
(AFFIX SEAL)

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY & RETURN TO

Return To:
Lender's Title & Escrow, LLC
1200 Premier Drive, Suite 125
Chattanooga, Tennessee 37421
(423) 553-8828 - Fax: (423) 553-8832

Lender's Title & Escrow, LLC
810 Crescent Centre Drive
Suite 250
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRANDON P. ROBY	BRANDON P. ROBY	161-9-16.00
(NAME)	(NAME)	Davidson County DEEDWARR
5424 BRADFIELD DR.	5424 BRADFIELD DR.	Recvd: 10/31/08 08:15 3 pgs
(ADDRESS)	(ADDRESS)	Fees:17.00 Taxes:0.00
NASHVILLE, TN 37220	NASHVILLE, TN 37220	20081031-0108554
(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, **LYN W. CARR, AS TRUSTEE OF RUTH W. WEATHERFORD INTER VIVOS TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON P ROBY AND WIFE STACY S ROBY**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 5424 BRADFIELD DR., NASHVILLE, TN 37220
(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 25th day of April, 2008.

By: Lyn W. Carr, Trustee
LYN W. CARR, AS TRUSTEE OF RUTH W.
WEATHERFORD INTER VIVOS TRUST

Ruth S. Weatherford

BK: 4576 PG: 926-928
08022908

3 PGS : AL - DEED	
06/04/2008 - 12:29 PM	
BATCH	125386
MTG TAX	0.00
TRN TAX	1036.00
REC FEE	15.00
DP FEE	2.00
REG FEE	1.00
TOTAL	1054.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, Steven J Carr, a Notary Public of said State and County, personally appeared- Lyn W Carr Trustee of Ruth S Weatherford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves(s) to be the Trustees of the The Ruth S Weatherford Inter Vivos Trust dated 29th of October 1998, the within named bargainor, and that he/ she / they as such Trustees being authorized to do so, executed the foregoing instrument for the purposes contained therein, by signing the name of the Trust by himself / herself / themselves as such Trustees.

Witness my hand and official seal at 4, Tennessee this 25TH day of April, 2008.

Commission expires:
11/30/09

Notary Public

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20080361

File No.: 20080361

EXHIBIT A

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 60 ON THE PLAN OF HILLVIEW ESTATES, AS OF RECORD IN BOOK 3600, PAGE 89, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 60 FRONTS 122 FEET ON THE EAST SIDE OF BRADFIELD DRIVE, AND EXTENDS BACK 198 FEET ON THE NORTHERLY LINE AND 192.37 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 122.13 FEET.

BEING THE SAME PROPERTY CONVEYED OT ODIE W. WEATHERFORD AND WIFE, RUTH WEATHERFORD, BY WARRANTY DEED FROM WENDELL M BORDACK AND WIFE, DOROTHY A. BORDACK, OF RECORD IN BOOK 4578, PAGE 158, REGISTER'S OFFICE FOR DAVIDSON COUNTY. ODIE E. WEATHERFORD NOW BEING DECEASED AND RUTH WEATHERFORD BEING ONE AND THE SAME AS RUTH STANSELL SHARER; AND BEING SUBSEQUENTLY CONVEYED BY RUTH STANSELL SHARER TO HERBERT L. BUCHANAN, JR., AS TRUSTEE, AND BY SUCH TRUSTEE TO RUTH STANSELL SHARER, RUSSELL ALLEN WEATERFORD AND LYNN SHARON WEATHERFORD, ALL BY QUITCLAIM DEED OF RECORD IN BOOK 7268, PAGE 906, SAID REGISTER'S OFFICE.
Source of Title # 20061204-0149523
SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

SUBJEC TO ANY AND ALL MATTERS AS SHOWN ON THE PLAN OF RECORD AT PLAT BOOK 3600, PAGE 89, SAID REGISTER'S OFFICE.

LEGAL DESCRIPTIONTAKEN FROM DEED OF CONVEYANCE AT INSTRUMENT # 200612040149523

TAX ID: 161-9-16.00