WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .3-20-2010
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/01/08 13:18 2 pgs
Fees:13.00 Taxes:1517.00
20081201-0116308

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel D.G. Robbins, III	AmTrust Bank	105-13-73
(NAME)	(NAME)	
1212 Linden Avenue	P. O. Box 790376	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	St. Louis, MO 63179-0376	
(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, Tim Forsman, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel D.G. Robbins III and spouse, Rebecca J. Robbins, 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 the easterly one-half of Lot No. 45 on the Belmont Land Company's Plan of lots, called "Belmont Heights" of record in Book 421, Page 34, of the Register's Office for Davidson County, Tennessee.

Said easterly one-half of said Lot No. 45 fronts 50 feet on the north side of Linden Avenue and runs back between parallel lines, 150 feet to an alley.

Together with and subject to a Driveway Agreement of record in Book 4457, Page 678, said Register's Office.

Being the same property conveyed to Tim Forsman, by deed of record in Instrument No. 20010309-0022701, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1212 Linden Avenue, Nashville, TN 37212

(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 November, 2008.

Tim Forsman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tim Forsman 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of November, 2008.

Commission expires:

Notary Public

LaTrace McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County