WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$266,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny R. Martin **Kelly A. Martin**	Danny and Kelly Martin	**131-2-H-9CO**
(NAME)	(NAME)	
2705 Burgess Falls Rd.	2705 Burgess Falls Road	
(ADDRESS)	(ADDRESS)	
Cookeville, TN 38506	Cookeville, TN 38506	
(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, **William B. Robers, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danny R. Martin and wife, Kelly A. Martin**, 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 being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4220, together with parking Space(s) as specified on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Quarters Condominiums, of record under Instrument No. 20040421-0045569, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase I, for placement of Units and Parking Spaces, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20040421-0045569 and as amended as Instrument No. 20040511-0054050, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to William B. Rober, a single person by deed from Craighead Patten Properties, A Tennessee Joint Venture of record in Instrument No. 20040609-0067983 Register's Office for Davidson County, Tennessee. The said William B. Rober is also known as William B. Robers.

unimproved ☐

This is improved ☒ property, known as **4220 Hillsboro Pike, Nashville, TN 37215**

(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 19th day of January, 2009.

William B. Robers

William B. Robers

Davidson County DEEDWARR
Recvd: 01/21/09 08:40 2 pgs
Fees:13.00 Taxes:986.05

20090121-0005016

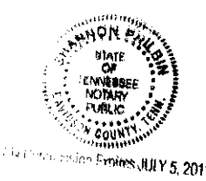
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William B. Robers, the bargainor, 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 and official seal at Nashville, Tennessee this 19TH DAY OF JANUARY, 2009.

Commission expires:



Notary Public