WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/26/09 12:27 3 pgs
Fees:18.00 Taxes:1794.50
20090226-0016971

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Jack W. Robinson Jr.		131060C02100CO
(NAME) 913 Huntington Circle	(NAME) Same	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, WE, **Joseph T. Cote and Gloria A. Cote**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jack W. Robinson Jr.**, hereinafter called the Grantee, his 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. 133 on the Plan of Burton Hills Village of Huntington, Tract 10, a portion of Zone Lot II, as shown of record in Book 6250, Page 612, and Boundary Plat of record in Book 6250, Page 649, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Joseph T. Cote and wife, Gloria A. Cote, by Warranty Deed dated march 31, 1997 from David W. Temple and wife, Sabrina L. Temple, of record in Book 10408, Page 787, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) Taxes for the year 2009, which have been prorated and assumed by Grantee; (b) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF BURTON HILLS VILLAGE OF HUNTINGTON, TRACT 10, of record in Plat Book 6250, Page 612 and as amended in Book 6637, Page 717; (c) Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6517, Page 522, amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188, Book 6644, Page 1, Book 6917, Page 724 and Book 8967, Page 735; (d) Charter of Burton Hills Village of Huntington Association, Inc. recorded in Book 6665, Page 12; (e) Charter of Burton Hills Village of Huntingdon Association, Inc. recorded in Book 6921, Page 208; (f) Charter of Burton Hills Homeowners Association, Inc. recorded in Book 6517, Page 505 and Book 6921, Page 216; (g) Charter of Burton Hills Recreational Association, Inc. recorded in Book 6517, Page 511 and Book 6921, Page 214; (h) Open space areas conveyed to Burton Hills Village of Huntington Association, Inc. recorded in Book 6917, Page 704; (i) Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 7240, Page 543, Book 7240, Page 547, Book 7240, Page 551, Book 7240, Page 555, Book 7240, Page 559, Book 7240, Page 563, Book 7240, Page 567, Book 7240, Page 571, Book 7240, Page 580, Book 7240, Page 585, Book 7240, Page 590, Book 7240, Page 595, Book 7240, Page 600, Book 7240, Page 605, Book 7240, Page 610, Book 7240, Page 615, Book 7275, Page 826, Book 7306, Page 127, Book 7306, Page 150, Book 7461, Page 880, Book 7461, Page 884, Book 7461, Page 888, Book 7461, Page 929, Book 7461, Page 934,

Book 7461, Page 939, Book 7593, Page 508, Book 7593, Page 531, Book 7593, Page 535 and Book 7593, Page 570; (j) Agreement to establish open spaces as set forth in instrument recorded in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147, Page 416; (k) Maximum Square Footage Allocations for the Village of Huntington of record in Book 6637, Page 717; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 913 Huntington Circle, Nashville, TN 37215

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, his heirs and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, has 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, his 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 our hands this 25th day of February, 2009.

Joseph T. Cote

Gloria A. Cote

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Joseph T. Cote and Gloria A. Cote**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of February, 2009.

Notary Public

My commission expires: _____

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

I, Dawn D. Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of IN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).