WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090018838 DEEDWARR
Recvd: 03/20/09 15:52 2 pgs
Fees:13.00 Taxes:2867.50
20090320-0025441

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE 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 $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF MARCH, 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
Walter M. Robinson	**SAME**	**103-16-101**
(NAME) **3821 Whitland Ave.**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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, **Roy O. Elam III and wife, Katherine W. Elam**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walter M. Robinson, unmarried**, 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:

Being the westerly 60 feet of Lot No. 3 Block E on the Plan of the Whitland Realty Company's Subdivision, as of record in Plat Book 332, page 141, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said westerly part of Lot No. 3 fronts 60 feet on the northerly side of Bowling Avenue, or Whitland Avenue, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Carol C. Elam by deed from Roy O. Elam, III of record at Instrument No. 20001204-0118870, said Register's office. Then being conveyed to Roy O. Elam, III by Executor's Deed dated January 11, 2002 of record in Instrument No. 20020125-0010745, said Register's Office.

The said Katherine W. Elam, wife of the said Roy O. Elam, III, joins in this conveyance for the purpose of conveying any and all right, title and interest that she may have in subject property.

unimproved ☐

This is improved ☒ property, known as **3821 Whitland Ave., Nashville, TN 37205**

(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 16th day of March, 2009.

Roy O. Elam III

Katherine W. Elam

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 Roy O. Elam III and ~~Katherine~~ Kathryn W. Elam, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16TH DAY OF MARCH, 2009.

Commission expires: 7/5/2011

Notary Public

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