WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2010

Notary Public:

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Flatrock Development, LLC	NEW OWNER	Parcel ID:
1113 Grandview Dr.		11910005000
Nashville, TN 37204		

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

The Estate of Raymond Robison

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Flatrock Development, LLC
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 Lot No. 27 on the Plan of Hidden Acres Subdivision, as of record in Book 1130, Page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 72.5 feet on the west side of Hartford Drive and runs back between lines, 150 feet to a dead line on which it measures 72 feet.

BEING the same property conveyed to Raymond C. Robinson and wife, Willard A. Robinson by deed from Odell W. Deloach and wife, Lucile Deloach, of record in Book 2880, Page 579, Register's Office for said County. The said Raymond C. Robinson and Willard A. Robinson being one in the same as Raymond C. Robison and Willard A. Robison. The said Willard A. Robison having predeceased Raymond C. Robison. The Grantor herein executes this instrument as Executor of the Estate of Raymond C. Robison pursuant to the authority granted by the court order of record in Probate Court of Davidson County, Tennessee, File No. 09P-900.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2705 Hartford Dr., Nashville, TN 37210

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 March, 2010.

The Estate of Raymond Robison

BY: Randy C Robison
Randy Robison
Executor

BILL GARRETT, Davidson County
Trans:T20100020085 DEEDWARR
Recvd: 04/06/10 13:49 2 pgs
Fees:13.00 Taxes:148.00

20100406-0025709

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 Randy Robison, Executor/Executrix for The Estate of Raymond Robison with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is an Executor/Executrix of The Estate of Raymond Robison and as such Executor/Executrix he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 2010.

My Commission Expires: 11/7/12

Notary Public

