WARRANTY DEED

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of May, 2010.

Notary Public

MY COMMISSION EXPIRES: 8/26/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael B. Robinson (NAME)	(NAME)	131-60G-112.00CO
112 Ashlawn Court (ADDRESS)	New Owner (ADDRESS)	
Nashville, TN 37215 (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, I/WE, **Steven E. Childress, an unmarried man and Andrea J. Starr, and unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael B. Robinson and James A. Robinson**, 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 Unit No. 112, together with the appurtenant interest in the common elements of Burton Hills Village of Ashlawn, a horizontal property regime established by Master Deed, of record in Book 7076, page 696 and amended in Book 7308, page 859,, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned amendment to the Master Deed.

Being the same property conveyed to Steve E. Childress, an unmarried man and Andrea J. Starr, an unmarried woman, as joint tenants with the right of survivorship, not as tenants in common, by Warranty Deed from Neely B. Coble, IV, unmarried, dated May 14, 2008 and recorded in Instrument No. 20080519-0051263, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 112 Ashlawn Court, Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100030984 DEEDWARR
Recvd: 05/24/10 10:40 2 pgs
Fees:13.00 Taxes:703.00

20100524-0039752

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, 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 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 our hands this **21st** day of **May, 2010**.

Steven E. Childress

Andrea J. Starr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Steven E. Childress and Andrea J. Starr**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **21st** day of **May, 2010**.

Notary Public

My commission expires: 9-15-10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010