BILL GARRETT, Davidson County
Trans:T20100052642 DEEDWARR
Recvd: 08/24/10 14:14 3 pgs
Fees:18.00 Taxes:1526.25
20100824-0067052

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Elizabeth S. Robinson
2900 Blakemore Avenue
Nashville, Tennessee 37212

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **104-7**
GROUP
PARCEL **84.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robin Keyser, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Elizabeth S. Robinson**, hereinafter called the GRANTEE, her 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. 4 on the Plan of Block 1 on the plan of Fairfax Place, of record in Book 547, page 137-138, Register's Office, Davidson County, Tennessee.

Said Lot No. 4 runs 60 feet on the northerly margin of Blakemore Avenue and runs back between parallel lines 140.43 feet to an alley (since converted to 31st Avenue South, Nashville, TN).

Being the same property conveyed to Robin Keyser, unmarried by deed dated May 13, 2005 from Dowe Carter, unmarried of record in Instrument no. 20050516-0054866, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **2900 Blakemore Avenue, Nashville, Tennessee 37212.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **19th** day of **August, 2010.**

Robin Keyser

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robin Keyser, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of August, 2010.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $412,500.00.

Elizabeth S. Robinson
AFFIANT

Subscribed and sworn to before me on this 19th day of August, 2010.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012