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

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

BILL GARRETT, Davidson County
Trans:T20110001113 DEEDWARR
Recvd: 01/05/11 13:25 5 pgs
Fees:28.00 Taxes:888.00
20110105-0001505

ADDRESS NEW OWNER:
Alan B. Minchew
911 Waldkirch Ave.
Nashville, Tennessee 37204

SEND TAX BILL TO:
Owner

MAP 105-13
GROUP
PARCEL 367

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paul Anthony Robinson, Phillip Akeem Robinson and Joshua Akil Pillow McDonald,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Alan B. Minchew and wife, Laura Minchew**, 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 Lot No. 11 on the Map of E.L. Holt's Subdivision of Lot No. 6 of the Schmid Property, Waverly Place, as of record in Book 547, page 71, Register's Office, Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the southerly side of Waldkirch Avenue and runs back between parallel lines 190 feet to an alley.

Being the same property conveyed to Paul Anthony Robinson, Phillip Akeem Robinson and Joshua Akil Pillow McDonald by deed dated from Louise McDonald of record in Instr. 20010102-0000621, 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 2011 and subsequent years.

This is **improved** property known as **911 Waldkirch Ave., Nashville, Tennessee 37204.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the 30th day of **December, 2010.**

Paul Anthony Robinson

STATE OF Tennessee
COUNTY OF Williamson

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

WITNESS my hand and official seal this 30th day of December, 2010.

NOTARY PUBLIC

My Commission Expires: 11/24/13

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This is **improved** property known as **911 Waldkirch Ave., Nashville, Tennessee 37204.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the 30th day of **December, 2010.**

Phillip Akeem Robinson

STATE OF Tennessee
COUNTY OF Williamson

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

WITNESS my hand and official seal this 30th day of December, 2010.

NOTARY PUBLIC

My Commission Expires: 11/24/13

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This is **improved** property known as **911 Waldkirch Ave., Nashville, Tennessee 37204.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the 3 day of ~~December~~ January 2011, ~~2010~~.

Joshua Akil Pillow McDonald

STATE OF Kentucky
COUNTY OF Jefferson

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

WITNESS my hand and official seal this 3 day of ~~December~~ January, 2011, ~~2010~~.

NOTARY PUBLIC

My Commission Expires: 10-7-2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me on this 30 day of December, 2010.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 11/24/2013

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY