File Box 8

BILL GARRETT, Davidson County
Trans: T20110032784 DEEDWARR
Recvd: 06/02/11 11:01 2 pgs
Fees: 13.00 Taxes: 969.40
20110602-0042138

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $262,000.00

Affiant

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 31st day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: March 8, 2015
My commission expires: _____

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William Lee Francis, Jr. **Jazmen B. Klapac Francis**	Home Loan Center, Inc. dba Lending Tree Loans	**Map\Parcel: 104-12-0-272.00**
1702 Bernard Avenue	163 Technology Dr.	
Nashville, TN 37212	Irvine, CA 92618	

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 ACKNOWLEDGE, WE,

William F. Robinson, Jr. and Risa R. Robinson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Lee Francis, Jr. and Jazmen B. Klapac Francis, husband and wife

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. 36 in the Map of Lenox Place, as of record in Book No. 161, Page 171, Register's Office for Davidson County, Tennessee. Said Lot No. 36 fronts 50 feet on the northerly side of Carmack Avenue, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to William F. Robinson, Jr. and Risa R. Robinson by Warranty Deed from Gary R. Walker and Peggy B. Walker, dated August 23, 2001, of record in Instrument No. 20010911-0098502, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 161, Page 171, Register's Office for DAVIDSON County, Tennessee.
Letter of Inspection contained in an instrument of record in Book 5293, Page 361, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1702 Bernard Avenue, Nashville, TN 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 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/our hand(s) this 31st day of May, 2011.

William F. Robinson, Jr.
by: Risa R. Robinson, attorney-in-Fact

William F. Robinson, Jr.
By: Risa R. Robinson, Attorney-in-Fact

Risa R. Robinson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Risa R. Robinson** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of William F. Robinson, Jr. for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for William F. Robinson, Jr. and is authorized by William F. Robinson, Jr. to execute this instrument on his/her behalf.

Witness my hand, at office, this 31st day of May, 2011.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 16, 2013

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Risa R. Robinson , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2011.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 16, 2013

File #: **110268JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027