BILL GARRETT, Davidson County
Trans:T20110046492 DEEDWARR
Recvd: 08/01/11 11:23 2 pgs
Fees:13.00 Taxes:460.65
20110801-0058701

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **29th** day of **July, 2011**

Notary Public

MY COMMISSION EXPIRES: 6-30-14

(AFFIX SEAL)

Lisa M Sheppard
State of Tennessee
Notary Public
Rutherford County

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
Karen L. Daniel	Primary Residential Mortgage, Inc.	10203016900
(NAME)	(NAME)	
390 Annex Avenue	5115 Maryland Way Ste 139	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN, 37027	
(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, **Donnie Robertson and wife, Tracey Robertson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Karen L. Daniel**, a married person, 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. 1205 on the Plan of Charlotte Park, Section 21, of record in Book 3700, pages 10 and 11.

Said Lot No. 1025 fronts 80 feet on the northeasterly side of Annex Avenue and extends back 150 feet on the northwesterly line and 156 feet on the south easterly line in the rear on which it measures 66.18 feet.

Being the same property conveyed to Donnie Robertson and wife, Tracey Robertson, by deed from J. Glen Fuson and wife, Bonnie Fuson, dated October 29, 1999, of record in Book 11726, page 535, Register's Office of 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 390 Annex Avenue, Nashville, TN 37209

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 **29th** day of **July, 2011**

Donnie Robertson

Tracey Robertson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Donnie Robertson and Tracey Robertson**, 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 **29th** day of **July, 2011**

Notary Public

My commission expires: 6.30.14

Lisa M Sheppard
State of Tennessee
Notary Public
Rutherford County