BILL GARRETT, Davidson County
Trans:T20120038737 DEEDWARR
Recvd: 05/25/12 15:10 3 pgs
Fees:18.00 Taxes:288.60
20120525-0045670

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1154

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason B. Sanders, Katherine Elizabeth Kuhlman, and David Fredrick Kuhlman, Devisees of the Last Will and Testament of Leon L. Robinson, deceased,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John C. Felts,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 205B Zone Lot Division of Lot 205 on the Plan of Larchwood Section 2 of record in Plat Book 5800, Page 181, Register's Office for said County, to which reference is made for a more complete description.

Being the same property devised to Jason B. Sanders, Katherine Elizabeth Kuhlman, and David Fredrick Kuhlman by will of Leon L. Robinson, (a.k.a. Leon L. Robinson, Sr.), deceased, admitted to Probate as Docket No. 11P-994, Seventh Circuit Court for Davidson County, Tennessee. Also being the same property conveyed to Leon L. Robinson by Warranty Deed dated April 21, 1998 and recorded in Book 10896, page 549, Register's Office for Davidson County, Tennessee. Said Leon L. Robinson was not married at the time of his death. In accordance with the provision of said Last Will and Testament, the individual Grantor(s) herein are the only grandchildren of said Leon L. Robinson, deceased.

The Executrix of the Estate of Leon L. Robinson, Sr. (a.k.a. Leon L. Robinson) joins in the execution of this Warranty Deed on the behalf of the Estate to convey any interest the said Estate may have in the subject property, and for the purposes setout herein.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3300 White Pine Drive, Nashville TN, 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 23rd day of May, 2012.

Jason B Sanders by Beverly McCauley Attyinfact
Jason B. Sanders,
By: Beverly McCauley, Attorney in fact

Katherine Elizabeth Kuhlman by Beverly McCauley, Attyinfact
Katherine Elizabeth Kuhlman,
By: Beverly McCauley, Attorney in fact

David Fredrick Kuhlman by Beverly McCauley Attyinfact
David Fredrick Kuhlman
By: Beverly McCauley, Attorney in fact

The Estate of Leon L. Robinson, Sr.

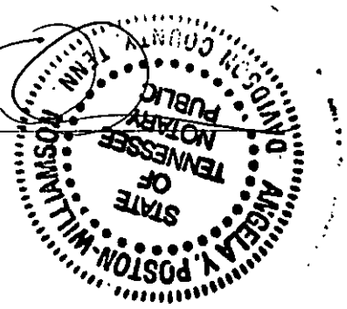
By: Beverly R. McCauley Executrix
Beverly R. McCauley, Executrix

State of Tennessee)
County of Davidson)

On this 23rd day of May 2012, before me personally appeared Beverly McCauley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jason B. Sanders acknowledged that such person executed the same as the free act and deed of Jason B. Sanders.

Notary Public

My Commission Expires: 5/20/14

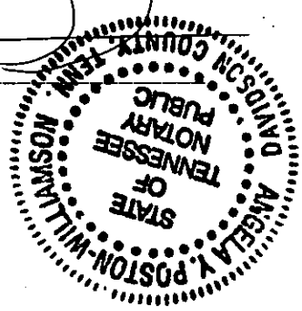


State of Tennessee)
County of Davidson)

On this 23rd day of May 2012, before me personally appeared Beverly McCauley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Katherine Elizabeth Kuhlman acknowledged that such person executed the same as the free act and deed of Katherine Elizabeth Kuhlman.

Notary Public

My Commission Expires: 5/20/14



State of Tennessee)
County of Davidson)

On this 23rd day of May 2012, before me personally appeared Beverly McCauley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David Fredrick Kuhlman acknowledged that such person executed the same as the free act and deed of David Fredrick Kuhlman.

Notary Public

My Commission Expires: 5/20/14



State of Tennessee)
County of Davidson)

On this 23rd day of May, 2012, before me personally appeared Beverly R. McCauley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Executrix of the Estate of Leon L. Robinson, Sr., and acknowledged that she executed the same as the free act and deed as the Executrix of the Estate of Leon L. Robinson, Sr.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 78,000.00.

Affiant

Sworn and subscribed before me on this the 23rd day of May, 2012.

Notary Public

My Commission Expires 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
John C. Felts	Same as new owner	108-8-209

6300 Jocelyn Hollow Rd.
Nashville, TN 37205