BILL GARRETT, Davidson County
Trans:T20120045480 DEEDWARR
Recvd: 06/20/12 11:06 2 pgs
Fees:13.00 Taxes:684.50

20120620-0054021

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-12-7528

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Robinson	Fifth Third Mortgage Company	
7528 Rolling River Parkway (ADDRESS)	5001 Kingsley Dr MD-1MOC2P (NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	141-11-A-48.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELIZABETH AKIN KALLAS* AND HUSBAND LARS J. KALLAS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NICHOLAS ROBINSON AND WIFE, SYNNOVE MARTE ROBINSON , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 257, ROLLING RIVER ESTATES, PHASE IV, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGES 184-185, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM THOMAS HAROLD MOWELL TO AKIN MOWELL AS RECORDED ON THE 25TH DAY OF JULY, 2003 IN INSTRUMENT NO. 20030725-0104388; QUITCLAIM DEED FROM ELIZABETH AKIN MOWELL TO THOMAS MOWELL AND ELIZABETH AKIN MOWELL, HUSBAND AND WIFE AS RECORDED ON THE 18TH DAY OF DECEMBER, 2002 IN INSTRUMENT NO. 20021218-0156263; QUITCLAIM DEED FROM W.O. VAUGHAN, JR., TRUSTEE TO ELIZABETH AKIN MOWELL AS RECORDED ON THE 1ST DAY OF AUGUST, 2000 IN INSTRUMENT NO. 200008010075947 AND CORRECTED IN INSTRUMENT NO. 20180620000540 19 AND WARRANTY DEED FROM FIRST CHOICE INVESTMENTS, INC. TO WILLIAM O. VAUGHAN, JR., TRUSTEE AS RECORDED ON THE 1ST DAY OF AUGUST, 2000 IN INSTRUMENT NO. 200008010075946, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ★

*AKIN MOWELL HAVING SINCE MARRIED AND IS NOW KNOWN AS ELIZABETH AKIN KALLAS. LARS J. KALLAS JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARTIAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5200, PAGE 184 AND 185; RESTRICTIVE COVENANTS OF RECORD IN BOOK 4788, PAGE 950, BOOK 4871, PAGE 640, BOOK 4892, PAGE 689, BOOK 5463, PAGE 238; BY-LAWS OF RECORD IN BOOK 4892, PAGE 679; CHARTER OF THE HOA OF RECORD IN BOOK 4892, PAGE 671, BOOK 8276, PAGE 552 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 7528 Rolling River Parkway, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

★ ELIZABETH AKIN MOWELL and AKIN MOWELL are one and the same person.

Witness my/our hand(s) this 6th day of June, 2012.

Elizabeth Akin Kallas
Elizabeth Akin Kallas

Lars J. Kallas by Elizabeth Akin Kallas attorney in fact
Lars J. Kallas by Elizabeth Akin Kallas,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Akin Kallas the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of June, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

ELIZABETH AKIN KALLAS

On this the 6th day of June, 2012, before me personally appeared to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lars J. Kallas and who acknowledged he/she/they executed the same as the free act and deed of the Lars J. Kallas.

Witness my hand and official seal, this the 6th day of June, 2012.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903