Please Record and Return To:
Signature Title Services. LLC
505 East Main Street
Hendersonville, TN 37075

WARRANTY DEED

12-07-005

State of Tennessee)
County of ~~Davidson~~) Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of July, 2012

Notary Public

My Commission Expires: 8.20.14 (~~AFFIX SEAL~~)

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

BILL GARRETT, Davidson County
Trans: T20120055384 DEEDWARR
Recvd: 07/27/12 12:24 2 pgs
Fees: 13.00 Taxes: 599.40
20120727-0066446

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
BRANDON R. DAVIS **CHRISTY L. DAVIS**	Same	126-15-B
(NAME) 7121 Commonwealth	(NAME)	244.00 CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JACK T. ROBINSON AND CAROLYN ROBINSON, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRANDON R. DAVIS AND WIFE, CHRISTY L. DAVIS**, hereinafter called the Grantee(s), 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. 152, on the Plan of Section Three Lexington Point Subdivision, of record in Instrument No. 20020116-0006331, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to JACK T. ROBINSON and CAROLYN ROBINSON, husband and wife by Deed from Beazer Homes Corp. DBA Phillips Builders, of record in Instrument No. 20020705-0080852, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Lexington Point, of record in Instrument No. 20001018-0103445 and made applicable in Instrument No. 20020219-0021061, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **7121 Commonwealth, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with 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 successors 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 WHEREOF, our hands, this 20th day of July, 2012.

JACK T. ROBINSON

CAROLYN ROBINSON

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JACK T. ROBINSON AND CAROLYN ROBINSON, HUSBAND AND WIFE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 2012.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY