WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/12 16:30 3 pgs
Fees:18.00 Taxes:111.00
20121119-0106718

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2012

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edward Scott Lewis and Susan Elizabeth Matiland	NEW OWNER	070130-115.00 & 116.00
(NAME)	(NAME)	
1211 Fourth Ave South		
(ADDRESS)	(ADDRESS)	MST File No. 2012-0982
Nashville TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, John R. Robinson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Edward Scott Lewis and Susan Elizabeth Matiland, as joint tenants with rights of survivorship, 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:

Tract (1)

Land in Davidson County, Tennessee, being in the Village of Bordeaux, know as 2106 Cliff Drive, Nashville, Tennessee and described as follows:

Beginning at a point in the easterly margin of Cliff Drive 489 feet, more or less, north of the northerly margin of Highway No. 112, being the northwest corner of the property conveyed to Mrs. A. R. Gibbons by Deed from Mrs. Lena St. Charles and husband, of record in Book 1491, page 258, Register's Office for Davidson County, Tennessee; thence along the margin of Cliff Drive North 32 degrees East 80 feet; thence South 58 degrees East 285 feet, more or less, to the low water mark of the Cumberland River; thence along said low water mark southerly 80 feet to the northeast corner of the property conveyed to Mrs. Gibbons; thence along her northerly line North 58 degrees West 295 feet, more or less, to the point of beginning.

Tract (2)

A tract of land in Davidson County, in the Village of Bordeaux, known as 2104 Cliff Drive, Nashville, Tennessee and more particularly described as follows:

Beginning at a point in the easterly margin of Cliff Drive, 399 feet, more or less, north of the northerly margin of State Highway No. 112 known as Clarksville Highway (formerly known as New Highway No. 112), being the northeast corner of the property conveyed to John and Elise Geist by deed of record in Book 263, page 503, Register's Office for said County; thence with the margin of said Drive, North 32 degrees East 90 feet to a point; thence South 58 degrees East 295 feet to low water mark of Cumberland River; thence down said river 90 feet, more or less, to a point which is Geist's northeast corner; thence North 58 degrees West 295 feet, more or less, to the beginning.

Being the same property conveyed to John R. Robinson by Deed from Bank of New York as Trustee (CWABS 2000-2) of record at Instrument No. 20010925-0103775, Register's Office for Davidson County, Tennessee, dated September 5, 2001 and recorded on September 25, 2001. As to Tract (1)

Being the same property conveyed to John R. Robinson by Deed from Johnnie R. Randolph of record at Instrument No. 20030819-0120278, Register's Office for Davidson County, Tennessee, dated August 7, 2003 and recorded on August 19, 2003. As to Tract (2)

Subject to: Subject to the flow of any creeks, streams, or branches across subject property. The rights of upper and lower riparian owners in and to the use of the waters of said Creek located on the premises and the natural and unobstructed flow thereof.

This property, known as 2104 & 2106 Cliff Drive, Nashville, TN 37218

(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 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, 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 15TH DAY OF NOVEMBER, 2012.

John R. Robinson

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal, this the 15th day of November, 2012.

Notary Public

My Commission Expires: 9/5/16

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/14/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-14-2013