THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***325,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me this 3rd day of ~~November~~ DECEMBER, 2012.

Kristian Booth
Notary Public

My Commission Expires: _____

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Jonathan Jones Matt Engesath 1420 Carmack Lane Spring Hill, Tennessee 37174	New Owner	MAP 145-03-0 PARCEL 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Five Thousand and 00/100 Dollars ($***325,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Chuck Robinson, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Jonathan Jones, married, and Matt Engesath, married, (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:

BEING Lot No. 1 on the Revised Plan of Lot No.1, Harpeth Acres, Section III, and Lots Nos. 3, 4, 5, and 6, Harpeth Acres, Section IV, of record in Plat Book 2083, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Chuck Robinson and wife, Jane Robinson, by Warranty Deed dated January 27, 1993, from Richard W. Jones and wife, Jean C. Jones, of record in Book 8849, page 775, in the Register's Office for Davidson County, Tennessee; the said Jane Robinson having since died on February 4, 2010.

This is not now nor has it ever been the marital residence of the Grantor's spouse.

This is improved property known as 1306 Tyne Boulevard, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

BILL GARRETT, Davidson County
Trans:T20120092192 DEEDWARR
Recvd: 12/03/12 15:54 2 pgs
Fees:13.00 Taxes:1202.50
20121203-0111060

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2013 and all future years. The current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Revised Plan of Lot No. 1 Harpeth Acres Section III and Lots 3,4,5 and 6 Harpeth Acres Section IV of record in Book 2083, page 99, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 30 day of November, 2012.

Chuck Robinson

Chuck Robinson

By: Rebekah Byrd Attorney in Fact
Rebekah Byrd
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Rebekah Byrd, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Chuck Robinson and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Chuck Robinson.

WITNESS my hand and official seal this 30 day of November, 2012.

Mitchell A Watts

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY