File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2013

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2015

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William K. Robbins	Avenue Bank	Parcel ID:
2108 Dearborn Dr.	3823 Cleghorn Ave.	09501000700
Nashville, TN 37214	Nashville, TN 37215	

FOR AND IN 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

Charles McNish, Trustee of the Charles O. McNish and Sarah H. McNish Joint Revocable Living Trust U/A/D 12/2/93

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William K. Robbins and spouse, Alethea N. Robbins, as to a one-half interest and Chana K. Robbins and spouse,* 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:

Land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the Map of Donelson Hills, of record in Book 2331, Page 22 and 23, Register's Office for said County.

Said Lot No. 80 fronts 138.05 feet on the southeasterly side of Dearborn Drive and runs back between lines, 201.3 feet on the northwesterly line, 164.4 feet on the southeasterly line to a dead line in the rear which is a broken line on which it measures 189 feet.

BEING the same property conveyed to Charles O. McNish and wife, Sarah H. McNish Trustees U/A/D December 2, 1993 by deed from Charles Otis McNish and wife, Sarah H. McNish, of record in Book 9183, Page 450, dated December 2, 1993, Register's Office for said County. The said Sarah H. McNish is now deceased.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Pages 22 and 23, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2108 Dearborn Dr., 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 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 hand this 29th day of March, 2013.

Charles McNish, Trustee

***Nancy A. Robbins, as to a one-half interest**

BILL GARRETT, Davidson County
Trans:T20130027005 DEEDWARR
Recvd: 04/03/13 12:57 2 pgs
Fees:13.00 Taxes:554.63

20130403-0032898

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 Charles McNish, Trustee, with whom I am personally acquainted (or proved 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 at Nashville, Tennessee, this 29th day of March, 2013.

My Commission Expires: 8/23/16

Notary Public

