

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$216,000:00.**

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2013.

Hillary Torrence
Notary Public

My commission expires: 11-28-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Talbot Kelley	**U.S. Bank, National Association**	**131-06-0G-112 CO**
112 Ashlawn Ct.	**3151 Highland Point Drive**	BILL GARRETT, Davidson County Trans:T20130067695 DEEDWARR Recvd: 08/07/13 10:29 2 pgs Fees:13.00 Taxes:799.20
Nashville, TN 37215	**Owensboro, KY 42303**	20130807-0082704

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

MICHAEL B. ROBINSON, UNMARRIED,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES TALBOT KELLEY, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 112, together with the appurtenant interest in the common elements of Burton Hills Village of Ashlawn, a horizontal property regime established by Master Deed of record Book 7076, Page 696, as amended in Book 7308, Page 859, and described in Plat Book 6250, Page 928, as amended in Plat Book 6900, Page 304, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned amendment to the Master Deed.

Being the same property conveyed to MICHAEL B. ROBINSON AND JAMES A. ROBINSON, by Deed from STEVEN E. CHILDRESS, AN UNMARRIED MAN AND ANDREA J. STARR, AN UNMARRIED WOMAN, of record as Instrument No. 20100524-0039752, dated May 21, 2010, said Register's Office. Then being further conveyed to MICHAEL B. ROBINSON, by Quitclaim Deed from JAMES A. ROBINSON, of record as Instrument No. 20110307-0017878, dated February 28, 2011, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **112 Ashlawn Ct., Nashville, TN 37215.**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 5th day of August, 2013.

Michael B. Robinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Michael B. Robinson**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **5th** day of **August, 2013.**

Notary Public

My Commission Expires: 1-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY