WARRANTY DEED

13-07-012-D

Davidson County DEEDWARR
Recvd: 08/23/13 15:11 2 pgs
Fees:13.00 Taxes:394.79
20130823-0089364

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of August, 2013.

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 09/26/14 (AFFIX SEAL)

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
CHRISTOPHER LEWALLEN	AMERICAN FINANCING CORPORATION	82-04
(NAME) 911 Granada Avenue	(NAME) 3151 S. Vaughn Way, Suite 100	365.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Aurora, CO 80014	
(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, **KYLE DAVID ROBINSON, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER LEWALLEN, UNMARRIED**, hereinafter called the Grantee(s), 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 **Lot No. 40, W.H. HYRONEMUS Subdivision,** of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 40 fronts 50.0 feet on the northerly margin of Granada, formerly Dailey Avenue, and extends back between parallel lines 168.0 feet to an alley.

BEING the same property conveyed to KYLE DAVID ROBINSON, MARRIED, by Deed from VESTA HOLDING CORP, a Tennessee corporation dated December 22, 2010, of record in Instrument No. 20101223-010276, Register's Office for Davidson County, Tennessee. The said Kyle David Robinson and wife, Michelle Robinson having since divorced.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

MICHELLE ROBINSON, spouse of the above named **KYLE DAVID ROBINSON,** joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially her marital rights.

BEING unimproved ☐
Improved ☒ property known as: **911 Granada Avenue, Nashville, TN, 37206.**

(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 16th day of August, 2013.

KYLE DAVID ROBINSON

MICHELLE ROBINSON

STATE OF)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KYLE DAVID ROBINSON, UNMARRIED**, 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 16th day of August, 2013.

My Commission Expires: 09/09/14

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 **MICHELLE ROBINSON, UNMARRIED**, 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 16th day of August, 2013.

My Commission Expires: 09/09/14

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, 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.

~~Peter~~ Weiss
Scott

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, ~~Peter~~ Scott Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: ~~09/09/14~~
5-23-15

Notary Public

KYLE D. ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY