RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130076612 DEEDWARR
Recvd: 09/04/13 16:16 2 pgs
Fees:13.00 Taxes:1794.50
20130904-0093399

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of August, 2013.

Notary Public

My commission expires: 8.2.17

(Notary Stamp) MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carl B. Robinson, III and Carrie Robinson	**New Owner**	**Map\Parcel: 103-04-0-464.00**
4010 A Colorado Avenue		
Nashville, TN 37209		

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 ACKNOWLEDGE, WE,

Christy Michelle Cleland, unmarried

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

Carl Browning Robinson, III and Carrie L. Robinson, Husband and Wife

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, Tennessee, being Lot No. 2 on the Plan of the Final Plat for Sullivan Property, of record in Plat Book 8250, page 857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Robert G. Sullivan and wife, Ruby D. Sullivan, by deed from C.C. Robertson, Margaret R. Hunter, Stella R. McEwen, Louise R. Hester, William Craig Robertson and George Cecil Robertson, being the only heirs at law of Edna L. Robertson, deceased, of record in Book 3028, page 327, dated January 22, 1960, Register's Office for Davidson County, Tennessee. The said Ruby D. Sullivan died on June 7, 1985, leaving Robert G. Sullivan as the surviving tenant by the entirety. The said Robert G. Sullivan later married Dorothy Sullivan, and they remained married until his death on February 19, 1996, and title to the subject property passed to Dorothy Sullivan as the sole heir at law of the said Robert G. Sullivan as evidenced by an Affidavit of Heirship of record in Book 10262, page 998, Register's Office for Davidson County, Tennessee; andBeing the same property conveyed to Christy Michelle Cleland by Warranty Deed from Dorothy Sullivan, of record in Instrument Number 20121205-0111912, Register's Office for Davidson County, Tennessee, dated November 13, 2012, and recorded on December 5, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (x) unimproved ( ) property known as 4010 A Colorado Avenue Nashville, TN 37209.

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 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 29th day of August, 2013.

Christy Michelle Cleland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Christy Michelle Cleland the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2013.

Notary Public

My Commission Expires: 12/11/16

MICHELLE S GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 20[illegible]

File #: **313077MG**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027