Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20130079077 DEEDWARR
Recvd: 09/12/13 10:05 2 pgs
Fees:13.00 Taxes:1036.00
20130912-0096209

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***280,000.00.

Carl Browning Robinson III
Affiant

Subscribed and sworn to before me this 30 day of August, 2013.

Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER

Hunter Reed
3707 Murphy Road
Nashville, Tennessee 37209

SEND TAX BILLS TO

CMG Mortgage
3160 Crow Canyon Rd #400
San Ramon, CA
94583

MAP & PARCEL NOS.

MAP 104-05-0
PARCEL 144.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Thousand and 00/100 Dollars ($***280,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Carl Browning Robinson, III, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Hunter Reed and Kathryn Reed, 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:

BEING Lot No. 4 on the Plan of Map of Richland Realty Co.'s Subdivision of Lots 328-329 and 356 in West Lawn Subdivision, of record in Plat Book 421, Page 79, 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 Carl Browning Robinson, III, unmarried, by Warranty Deed dated February 25, 2005, from Courtney J. Spiceland, n/k/a, Courtney J. Youngblood, married, of record as Instrument No. 20050302-0022859 in the Register's Office for Davidson County, Tennessee.

Carrie L. Robinson, spouse of Carl Browning Robinson, III, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as 3707 Murphy Road, Nashville, Tennessee 37209.

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.

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 the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Map of Richland Realty Co.'s Subdivision of Lots 328-329 and 356 in West Lawn Subdivision of record in Book 421, page 79, 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 GRANTORS have executed this instrument on this the 30 day of August, 2013.

Carl Browning Robinson, III

Carrie L. Robinson

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 Carl Browning Robinson, III and Carrie L. Robinson, the bargainors, 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 this 30 day of August, 2013.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY