WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Ronald Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

G-VRES-13-296

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ronald Wood	**Same as New Owner**	
(NAME)	(NAME)	**092-13-0-259.00**
211 McMillin STREET		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **CHERIE ROBBINS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RONALD WOOD, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 1 ON THE PLAN OF RESUBDIVISION, BLOCK 34, ON THE PLAN OF CHARLOTTE PIKE, 2ND EXT. 7 PART OF A CLOSED STREET, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20011015-0111990, 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 CHERIE ROBBINS BY QUITCLAIM DEED FROM IVAN ROBBINS AND GEORGE N. DEGERBERG, IV OF RECORD AT INSTRUMENT NO. 20060817-0101566, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 8, 2006 AND RECORDED ON AUGUST 17, 2006. BEING THE SAME PROPERTY PREVIOUSLY CONVEYED TO IVAN ROBBINS AND CHERIE ROBBINS, HUSBAND AND WIFE AND GEORGE N. DEGERBERG, IV, A MARRIED MAN, BY WARRANTY DEED FROM JUSTIN W. ROGERS AND RYAN LESKO OF RECORD AS INSTRUMENT NO. 20060602-0065311, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 16, 2006 AND RECORDED JUNE 2, 2006.

BEING THE SAME PROPERTY CONVEYED TO CHERIE ROBBINS BY QUITCLAIM DEED FROM IVAN ROBBINS AND GEORGE N. DEGERBERG, IV OF RECORD AT INSTRUMENT NO. 20060817-0101566, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 8, 2006 AND RECORDED ON AUGUST 17, 2006. BEING THE SAME PROPERTY PREVIOUSLY CONVEYED TO IVAN ROBBINS AND CHERIE ROBBINS, HUSBAND AND WIFE AND GEORGE N. DEGERBERG, IV, A MARRIED MAN, BY WARRANTY DEED FROM JUSTIN W. ROGERS AND RYAN LESKO OF RECORD AS INSTRUMENT NO. 20060602-0065311, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 16, 2006 AND RECORDED JUNE 2, 2006.

THE ABOVE REFERENCED PROPERTY HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF CHERIE ROBBINS.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQEUNT YEARS, A LIEN NOT YET DUE AND PAYABLE; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20011015-0111990 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BILL GARRETT, Davidson County
Trans:T20130101330 DEEDWARR
Recvd: 12/03/13 10:38 2 pgs
Fees:13.00 Taxes:518.00
20131203-0122897

This is
(X) unimproved
( ) improved
property known as **296 38th Avenue North Nashville, Tennessee 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of November, 2013.

Cherie Robbins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cherie Robbins, the within named bargainor, 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, this the 25th day of November, 2013.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212