THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** ~~**Record & Return To:**~~ **First Title & Escrow Co., Inc.** **FTEC File No. 31554-11-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me this 8th day of January, 2014. Notary Public for the State of Tennessee My Commission Expires: 11-28-16

HILLARY TORRENCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Stephen A. Wright and Hannah G. Wright 5804 Beauregard Drive Nashville, TN 37215	**Send Tax Bills To:** Mortgage Investors Group 8320 E. Walker Springs Lane Suite 200 Knoxville, TN 37923	**Tax Information:** Map and Parcel No.: 145 090 02700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Haynes Copeland Robinson, as Executor of the Estate of Elisha Miller Robinson, Jr., John Haynes Copeland Robinson, as Trustee of the Robinson Family Trust created in the will of Elisha Miller Robinson, Jr., and Jane Haynes Robinson**, as to an undivided one-half interest, and **Jane Haynes Robinson**, as to an undivided one-half interest, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Stephen A. Wright and Hannah G. Wright, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5804 Beauregard Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140001385 DEEDWARR
Recvd: 01/09/14 12:15 4 pgs
Fees:23.00 Taxes:1554.00
20140109-0002367

IN WITNESS WHEREOF, Grantors have executed this instrument on the 8th day of January, 2014.

John Haynes Copeland Robinson,
as Executor of the Estate of
Elisha Miller Robinson, Jr,

John Haynes Copeland Robinson,
as Trustee of the Robinson Family Trust

Jane Haynes Robinson by
John Haynes Copeland Robinson,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Haynes Copeland Robinson, as Executor of the Estate of Elisha Miller Robinson, Jr., deceased,** 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 in the capacity and for the purposes therein contained.

Witness my hand in Nashville, TN, this 8th day of January, 2014.

Notary Public for the State of Tennessee

My Commission Expires: 11/3/2015

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Haynes Copeland Robinson, as Trustee of the Robinson Family Trust,** 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 in the capacity and for the purposes therein contained.

Witness my hand in Nashville, TN, this 8th day of January, 2014.

Notary Public for the State of Tennessee

My Commission Expires: 11/3/2015

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Haynes Copeland Robinson**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jane Haynes Robinson, and he is authorized by her to execute this instrument on her behalf.

Witness my hand in Nashville, TN, this 8th day of January, 2014.

Notary Public for the State of Tennessee

My Commission Expires: 11/3/2015

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Return To: Peronne & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Tyne Valley Estates, Section II, as of record in Plat Book 3300, Page 72, Register's Office of Davidson County, Tennessee.

Said Lot No. 26 fronts 193.2 feet along the northeasterly margin of Beauregard Drive and runs back 405 feet on the southeasterly line and 282 feet on the northwesterly line to a line at the rear measuring 179.9 feet, thereon.

Being the same property conveyed to Elisha Miller Robinson, Jr. and wife, Jane Haynes Robinson, as tenants in common, by quitclaim deed dated March 19, 1998, from Helen Sfikas Rogers, Trustee, of record in Book 10851, page 39, Register's Office for Davidson County, Tennessee. Elisha Miller Robinson, Jr. died on June 27, 2013. Under the terms of his will, admitted to probate in Docket No. 13P1217, Davidson County Probate Court Clerk's Office, his executor was directed to allocate property between the Robinson Family Trust and his wife, Jane Haynes Robinson. No allocation having been made, this instrument is being executed by his executor, the trustee of the Robinson Family Trust, and Jane Haynes Robinson. Letters Testamentary were issued to John Haynes Copeland Robinson.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable.
2. Restrictive covenants contained in an instrument of record in Book 3406, page 490, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 3300, page 72, Register's Office for Davidson County, Tennessee.