WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $45,000.00

Affiant

Subscribed and sworn to before me this 12th day of February, 20 14

Notary Public

My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 2856 Lake Forest Drive Trust	SAME	136-10-0-B-030.00CO
P.O Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Elgin Robinson and Joyce Robinson,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee of The 2856 Lake Forest Drive Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 49, Unit 49, Condominiums site plan Lots 15-20, 41-56, Section Four, Priest Lake Forest, of record in Book 5200, page 574, amending Book 5200, page 573, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elgin Robinson and Joyce Robinson, husband and wife, by deed from Pamela J. King, a single person on September 27, 2012, of record in Instrument Number 20121003-0090536, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 5200, page 574, amending Book 5200, page 573, Register's Office Davidson County, Tennessee.
- Homeowners Association Charter for Priest Lake Forest of record in Book 7948, page 628, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2856 Lake Forest Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 12, 2014.

Elgin Robinson

Joyce C. Robinson

BILL GARRETT, Davidson County
Trans:T20140010908 DEEDWARR
Recvd: 02/14/14 13:49 2 pgs
Fees:13.00 Taxes:166.50

20140214-0013249

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Elgin Robinson and Joyce Robinson,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 12, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY