WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140017335 DEEDWARR
Recvd: 03/14/14 09:46 2 pgs
Fees:13.00 Taxes:386.65
20140314-0021382

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-30-17
(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE MIRA J. PISZKA My Commission Expires 07-30-2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Summit Land, LLC	Same	07210034700
(NAME)	(NAME)	
7125 Bakers Bridge Ave,		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Darly K. Robinson and wife, Leonora Robinson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Summit Land, LLC, 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:

A Lot or parcel of land in the 15th, formerly the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Scott, formerly Foreman Avenue, at a point 350 feet north of the northerly margin of Otay Avenue, being 50 feet north of the northeast corner of the [property conveyed to Arthur H. Campbell by Deed from E.B. Rucker and wife, recorded in Book 572, page 372, Register's office for said County; thence westerly and parallel with Campbell's northerly line 138 feet; thence northerly 50 feet; thence eastwardly 138 feet to the westerly margin of Scott Avenue; thence with said avenue, southwardly 50 feet t the beginning.

Being the same property conveyed to Darly K. Robinson and wife, Leonora Robinson, by deed from Michael W. O'Neill, unmarried, of record in Instrument Number 200007120068850, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2228 Scott Avenue, Nashville, TN 37216

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this 12th day of March, 2014.

Daryl K. Robinson

Leonora Robinson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darly K. Robinson and Leonora Robinson, 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 at Franklin, Tennessee this 12th day of March, 2014.

Commission expires: 7-30-17

Notary Public

