This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L#K24

SEND TAX BILL TO:
Mortgagee

ADDRESS NEW OWNER:
Roy Wauford
P.O. Box 140350
Nashville, TN 37214-0350

MAP **09602001100**
GROUP
PARCEL

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 04/14/14 10:57 5 pgs
Fees:28.00 Taxes:669.33
20140414-0030925

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Penney L. Robinson** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Wauford Associates, Inc.**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land lying in the First Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a nail with brass washer set at the intersection of the South Right-of-Way of Lebanon Pike and the East margin of a 15 foot un-named alley or Right-of-Way, said nail being the Northeast corner of the herein described tract.

Thence, with said un-named Right-of-Way, SOUTH 06 DEGREES 08 MINUTES 38 SECONDS WEST, 176.60 feet to an old 0.25 inch iron rod, said point being a common corner with BARRETT, M.LEE, JR., as recorded in Instrument Number 20090123-0005885 in the Register's Office of Davidson County, Tennessee;

Thence, with said Barrett's North line, NORTH 83 DEGREES 19 MINUTES 45 SECONDS WEST, 84.93 feet to a 0.75 inch iron rod, said point being a common corner with YOUNG'S PROPERTIES L.L.C., as recorded in Instrument Number 20020318-0033250 in the Register's Office of Davidson County, Tennesse;

Thence, NORTH 05 DEGREES 22 MINUTES 38 SECONDS EAST, 148.65 feet to an iron rod set, said point defining said South Right-of-Way of Lebanon Pike;

Thence, with said Right-of-Way, with a curve turning to the left with an arc length of 91.18 feet, a radius of 522.59 feet, a chord bearing of NORTH 78 DEGREES 46 MINUTES 38 SECONDS EAST, and a chord length of 91.07 feet, which is the point of beginning and containing 13,865 Square Feet, or 0.32 Acres, as prepared by Weatherford and Associates, LLC, P. O. Box 8248, Hermitage, TN 37076, Paul G. Weatherford, RLS TN RLS#1941, dated April 9, 2014, revised April 10, 2014.

Being the same property conveyed to Penny L. Robinson by deed from Jane S. Robinson Westmoreland and husband, Billy Westmoreland dated January 19, 2002, of record in Instrument No. 20020313-0031022, Register's Office for Davidson County, Tennessee.

Penney L. Robinson and Penny L. Robinson are one and the same person.

This instrument is executed on behalf of Penney L. Robinson by virtue of a written Power of Attorney of record in Instrument No. 20140414-0030924, Register's Office for Davidson County, Tennessee.

This is improved property known as 2831 Lebanon Pike, Nashville, Tennessee 37214. Possession is to be given on April 11, 2014.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, its successors and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 11th day of April, 2014.

Penney L. Robinson, by Robert D. Robinson, as agent and attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 11th day of April, 2014, before me personally appeared Robert D. Robinson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Penney L. Robinson as her attorney in fact, pursuant to the power of attorney recorded in Instrument No. 20140414-0030924, Register's Office, Davidson County, Tennessee, and acknowledged that he executed the same as the free act and deed of Penney L. Robinson as her attorney in fact.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10-28-14

* * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is **$180,900.00**.

Warfield Properties, Inc.
By: [signature] President

AFFIANT

Subscribed and sworn to before me on this 11th day of April, 2014.

[signature]

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10-28-14

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF WILSON

This day appeared before me, a Notary Public in for the jurisdiction aforesaid Robert D. Robinson who made oath as follows:

1. That by appointments dated April 5, 2014, which are recorded in the Register's Office, for Davidson County, Tennessee, prior to the recordation of this instrument, he/she was appointed as attorney in fact for Penney L. Robinson ("Principal") for the purposes set out therein.

2. That the said Principal(s) is alive at the time of the execution of the Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 5 day of April 2014.

Affiant

STATE OF TENNESSEE]
]ss.
COUNTY OF WILSON]

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named Robert D. Robinson, the bargainor, 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 for the purposes contained herein.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 11 day of April 2014.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-28-14

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J. C. ROSS
NOTARY PUBLIC
STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16