Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140051299 DEEDWARR
Recvd: 07/17/14 10:05 2 pgs
Fees:13.00 Taxes:593.85
20140717-0063182

File #14-1187

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Buffy Booker now known as Buffy Booker Bales and spouse, Scott Bales**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sydney Robinson, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 98, on the Plan of Huntington Ridge Townhouse Condominium of record in Book 4675, page 9, revised in Book 9700, page 846, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Buffy Booker, now Buffy Booker Bales, by Deed from William Telford and Peggy Telford, dated April 21, 2006, of record as Instrument No. 20060426-0047966 Register's Office for Davidson County, Tennessee.

Scott Bales, spouse of Buffy Booker Bales, joins in this conveyance to convey any and all marital rights he may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 475 Huntington Ridge Drive, Nashville, TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of June, 2014.

Buffy Booker now known as
Buffy Booker Bales

Scott Bales

State of Tennessee)
County of Davidson)

On this 20th day of June, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Buffy Booker now known as Buffy Booker Bales and Scott Bales, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA K. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 160,500.00.

Affiant

Sworn and subscribed before me on this the 20th day of June, 2014.

Notary Public

My Commission Expires: 1.6.15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NEW OWNER:
Sydney Robinson
475 Huntington Ridge Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
Same as new owner

TAX MAP-PARCEL #:
161-11-0A-098.00