ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
James Robbins 404 Van Buren Street Nashville, TN 37208	New owner	082-09-0-J-404.00CO
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, Katherine Roos, a married person (The "Grantor") has bargained and sold, and by these presents do transfer and convey to James Robbins, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 404, MORGAN PARK PLACE, as shown of record in Exhibit "D" of Instrument No. 20100622-0048863, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Special Warranty Deed from Homesales, Inc. to Katherine Roos, A Married Woman as recorded on the 30th day of December, 2010 in Instrument No. 20101230-0103860 and Scrivener's Affidavit as recorded on the 11th day of January, 2011 in Instrument No. 20110111-0002908, in the Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 404 Van Buren Street, Nashville, Tennessee 37208.

The above described real property is not the homestead of Katherine Roos and never has been and is investment property owned by Katherine Roos.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in last deed of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $465,000.00.

Katherine Roos
Affiant

Subscribed and sworn to before me this 31 day of July, 2014.

Duane R Beaver
Notary Public

Commission Expires: July 10, 2018

BILL GARRETT, Davidson County
Trans:T20140056460 DEEDWARR
Recvd: 08/04/14 10:42 2 pgs
Fees:13.00 Taxes:1720.50
20140804-0069522

Notary Public
State of Washington
Duane R Beaver
APPOINTMENT EXPIRES
July 10, 2018

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of July, 2014.

Katherine Roos

STATE OF Washington }
COUNTY OF Lewis }

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Katherine Roos whom ~~I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Duane R Beaver, on this 31st day of July, 2014.

Notary Public

My Commission Expires: July 10, 2018

Notary Public
State of Washington
Duane R Beaver
APPOINTMENT EXPIRES
July 10, 2018