WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140060373 DEEDWARR
Recvd: 08/15/14 14:45 3 pgs
Fees:18.00 Taxes:1037.48
20140815-0074176

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,400.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2014.

NOTARY PUBLIC

NORRA TALATHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9-11-2017
SEAL

THIS INSTRUMENT WAS PREPARED BY:

DAVID YOUNG PARKER, ATTORNEY
714 RUSSELL STREET
NASHVILLE, TENNESSEE 37206
(615) 242-5463
(615) 244-3897 (FAX)
E-Mail: dyp714@bellsouth.net
B.P.R. NO. 003761

ADDRESS NEW OWNER AS FOLLOWS:

CHARLES M. ROBIN, ET UX
125 SECOND AVENUE NORTH
NASHVILLE, TENNESSEE 37201

SEND TAX BILLS TO:

SAME

MAP-PARCEL NUMBERS:
93-6-2-060.00

FOR AND IN 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, DAVID YOUNG PARKER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES M. ROBIN AND WIFE DEBORAH S. ROBIN, 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:

Being part of Lot No. 29 on the Original Town of Nashville in Davidson County, Tennessee, which was conveyed to D.C. Lovelace, et ux, as of record in Book 1303, page 126, and this is the southerly portion of the tract that was conveyed,

Beginning at a point at Second Avenue, North, being the common point between the D.C. Lovelace tract and the Harry M. Warner tract; thence S 62 deg. 30' 02" W 85.37 feet to a point; thence N 26 deg. 39' 33" W 16.57 feet to at point; thence N 62 deg. 30' 02" E 85.26 feet to a point; thence S 26 deg. 39'33" E along Second Avenue 16.51 feet to a point, being the point of beginning.

Being the same property conveyed to DAVID YOUNG PARKER AND WIFE, BETTIE D. PARKER, by deed from JACOBUS S. FAVIER AND WIFE HENDRIKA FAVIER, of record in Book 6748, page 739, dated December 27, 1985, said Register's Office.

Being the same property conveyed to DAVID YOUNG PARKER, by deed from BETTIE D. PARKER, of record in Book 9895, page 955, dated November 1. 1995, said Register's Office.

This is unimproved property known as 145 Second Avenue North, Nashville, Davidson County, Tennessee 37201.

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 15th day of August, 2014.

DAVID YOUNG PARKER

SANDRA RHODES PARKER, wife of DAVID YOUNG PARKER, joins in to convey any marital interest she may have in this property.

Sandra Rhodes Parker
SANDRA RHODES PARKER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Norra Talatham, a Notary Public in and for said county and state, the within named DAVID YOUNG PARKER and wife SANDRA RHODES PARKER, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged to me that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day pf August, 2014.

Norra Talatham, Notary Public

My Commission Expires: 9-11-2017
SEAL

