Davidson County DEEDWARRSP
Recvd: 08/27/14 07:56 5 pgs
Fees:27.00 Taxes:0.00
20140827-0077920

True Copy Certification

I, Ashley C Rios, 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.

Signature

State of NC

County of Mecklenburg

Personally appeared before me, 8/26/2014 a notary public for this county and state, Brenda Brittain who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-27-19

Notary' Seal (if on paper)

BRENDA L. BRITTAIN NOTARY PUBLIC LINCOLN COUNTY, N.C.

Commitment Number: 14301393

After Recording, Send To:
BOSTON NATIONAL TITLE
129 W TRADE ST 9TH FLOOR,
CHARLOTTE, NC 28202

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
William H. Robinson and Yolanda B. Robinson, 104 Holt Branch Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
180-03-0A-012.00
Exempt from recordation tax. Tenn. Code Sec. 67-4-409(a)(4)

SPECIAL/LIMITED WARRANTY DEED

*aka William Hugh Robinson

William H. Robinson married to **Yolanda B. Robinson**, hereinafter grantor, whose tax-mailing address is **104 Holt Branch Nashville, TN 37211**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to **William H. Robinson and Yolanda B. Robinson, husband and wife**, as tenants by the entireties, hereinafter grantee, whose tax mailing address is **104 Holt Branch Nashville, TN 37211**, the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING OT NO. 12 ON THE PLAN OF SECTION 1B, STONE CREEK PARK, OF RECORD IN PLAT BOOK 9700, PAGE 389, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.
TAX ID: 180-03-0A-012.00

Being that parcel of land conveyed to William Hugh Robinson, unmarried from Norman L. Keener and wife, Reba M. Keener by that deed dated 8/4/2003 and recorded 8/10/2004 in deed Doc# 20040810-0096620, of the Davidson County, TN public registry.
Property Address is: 104 Holt Branch Nashville, TN 37211

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Aug 18, , 2014:

William H Robinson
William H. Robinson

Yolanda B Robinson
Yolanda B. Robinson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 8/18, 2014 by **William H. Robinson** and **Yolanda B. Robinson** who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is $0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $_____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18th day of August, 2014.

William H Robinson
Affiant

William H. Robinson
Print Name

Notary Public

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(Seal)

My commission expires:
2/28/2016

Carol B. Christian
Print Name

Escrow File No.: **14301393**

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING OT NO. 12 ON THE PLAN OF SECTION 1B, STONE CREEK PARK, OF RECORD IN PLAT BOOK 9700, PAGE 389, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

TAX ID: 180-03-0A-012.00

Being that parcel of land conveyed to William Hugh Robinson, unmarried from Norman L. Keener and wife, Reba M. Keener by that deed dated 8/4/2003 and recorded 8/10/2004 in deed Doc# 20040810-0096620, of the Davidson County, TN public registry.

PARCEL NUMBER(S): 180-03-0A-012.00