This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch PC
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2014-209

Davidson County DEEDWARR
Recvd: 10/14/14 13:54 3 pgs
Fees:18.00 Taxes:1535.50
20141014-0094831

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Lyman O. Heidtke	(NAME) Same as new owner	Map & Parcel # 0441400100
(STREET ADDRESS) 201 4th Ave. North, Suite 1950	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37219	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **MAUDE ROBINSON HOPKINS and MURIEL ROBINSON,** Grantors, have this day bargained and sold, and does hereby transfer and convey unto the said, **LYMAN O. HEIDTKE and B. HEMANTH KUMAR, an one-half (1/2) undivided interest each as tenants in common,** Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 1A on Final Plat Resubdivision of Lot 1 Hopkins/Robinson Property recorded in Instrument #20140825-0077343, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed in Book 6727, page 496, Register's Office, Davidson County, Tennessee, and being the same property conveyed in Instrument #20080626-0066067, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

The actual consideration or value whichever is greater, for this transfer is $415,000.00

Subscribed and sworn to before me this the 14th, day of October, 2014.

Affiant

My commission expires 10/25/2014

Notary Public

This is unimproved property known as 5.09 acres, Robinson Road, Old Hickory, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 14th day of October, 2014.

Muriel Robinson

Maude Robinson Hopkins by Muriel Robinson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for said County and State, **Muriel Robinson**, Attorney-in-Fact for **Maude Robinson Hopkins**, the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee this 14th day of October, 2014.

Notary Public
My commission expires: 7/3/2017

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, in and for said County and State, **Muriel Robinson** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of October, 2014.

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/3/2017

ENCUMBRANCES

1. Subject to Declaration of Reciprocal Easements, Restrictions and Covenants, of record in Instrument #20010715-0084518, Register's Office, Davidson County, Tennessee.
2. Subject to all matters shown on Plat of record in Instrument #20140825-0077343, Register's Office, Davidson County, Tennessee, including 26' Right of Way Dedication along Robinson Road SR 45.
3. Subject to Storm Water Detention Agreement granted to Metro Government of Nashville & Davidson County, Tennessee, of record in Instrument #20020603-0066522, Register's Office, Davidson County, Tennessee.
4. 2015 and subsequent years real property taxes are a lien, but not yet due and payable.

True Copy Certification

I, Kay B. Housch, 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.

Kay B. Housch
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Marjorie A. Haines, a notary public for this county and state, Kay B. Housch ; who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2014

Marjorie A. Haines
Notary's Signature

My Commission Expires: 10-25-14

Notary Seal (if on paper)