# WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2014

Notary Public

MY COMMISSION EXPIRES: March 08, 2015

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Carol L. Bowers | New Owner | 083-01-0-231.00 |
| (NAME) | (NAME) | 083-01-0-232.00 |
| 6034 Robin Hill Rd | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Keith B Robertson, a single person** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Carol L. Bowers,** an unmarried woman,,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:

Tract One

Situated in the Civil District of Davidson County, Tennessee, and more particularly described as follows: Being lot No. 25 on the plan of Petway's Subdivision of lot no. 7 on the Hobson Property, as of record in Plat Book 2, page 42,. Chancery Court of Nashville.

Being the same property conveyed to Keith B. Robertson, a single person by deed from Fred Williams Chambers, Sue Spain and Olene Vinson Rainey, recorded on January 2nd, 2003, of record in Instrument No. 20030102-0000305, and corrected in Instrument No. 20040108-0002937 Register's Office for Davidson County, Tennessee.

** See continuation of Legal Description Page 2

Tract Two

Being lot no. 24 on the plan of Petway's Subdivision of lot no. 7 of the Hobson Property, as of record in Plan Book 2, page 42, Chancery Court of Nashville.

Being the same property conveyed to Keith B. Robertson, a single person, by deed from Fred Williams Chambers, Sue Spain and Olene Vinson Rainey, recorded on January 2nd, 2003, or record in Instrument No. 20030102-0000306, and corrected in Instrument No. 20040108-0002938, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1011 Petway Ave., Nashville, TN 37206
0 Petway Ave., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 28th day of October, 2014.

Keith B Robertson

BILL GARRETT, Davidson County
Trans: T20140081990 DEEDWARR
Recvd: 10/30/14 15:38 2 pgs
Fees: 13.00 Taxes: 943.50
20141030-0100312

State of Tennessee
County of Williamson

Personally appeared before me Keith B Robertson, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of October, 2014.

Brenda R Lehman

Notary Public Brenda R. Lehman
My Commission Expires: 3/8/2015

File No.: 10040

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Continuation of legal description for Tract 1:

Also included in this conveyance is the following Driveway Easement: Beginning at an iron rod in the north margin of Petway Avenue, same being the southeast corner of Tract #1 (Lot #25) of the Opal Chambers property (0.284 acres) and the southwest corner of Tract #2 (Lot #24) of the Opal Chambers property (0.283 acres); thence with said margin North 82 degrees 35 minutes 00 seconds East 5.00 feet to a point in said margin; thence leaving road with line severing said Tract #1 North 06 degrees 36 minutes 52 seconds East 100.00 feet to a point in the east boundary of said Tract #1; thence with line of said Tract #2 South 06 degrees 36 minutes 52 seconds West 100.00 feet to the point of beginning.