WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140090992 DEEDWARR
Recvd: 12/04/14 15:27 5 pgs
Fees:28.00 Taxes:518.00

20141204-0111367

R-FSBO-14-2136

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maria Grigsby	NEW OWNER	
(NAME)	(NAME)	**135-12-0B-014.00-CO**
2136 Nashboro Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LINDA CAROL ROBBINS, TRUSTEE OF THE LINDA ROBBINS LIVING TRUST, UTD 6/24/2006 AND ROSEMARY PALERMO,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARIA GRIGSBY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 14 on the plan of Nashboro Village-Tract 7, A Horizontal Property Regime, Private Element Plat of record in Book 11700, Page(s) 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda Robbins and Rosemary Palermo, as joint tenants with the specific right of survivorship by Warranty deed from Annette J. Johnson of record in Instrument No. 20011220-0140438 Register's Office for Davidson County, Tennessee, dated December 13, 2001 and recorded on December 20, 2001 and being the same property conveyed to The Linda Robbins Living Trust, UTD 6/24/2006, Linda Carol Robbins, Trustee by Warranty deed from Linda Robbins of record in Instrument No. 20070122-0008392 Register's Office for Davidson County, Tennessee, dated December 03, 2006 and recorded on January 22, 2007.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 11700, Page (s) 49 and 50, which amends the Plat of record in Plat Book 4660, Page 156, Book 6200, Page 341, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11703, Page 520; Book 4827, Page 14; Book 5469, Page 840; Book 7751, Page 907, Instrument No. 20000316-0027171 and Instrument No. 20010322-0027768, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11703, Page 560, Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record in Book 11703, Page 518, Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Homeowner's Association of record in Instrument No. 20001010-0100360, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 8870, Page 887, Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4868, Page 74 and Book 4815, Page 425, Register's Office for Davidson County, Tennessee.
- Easement for Cart Path of record in Book 10110, Page 860, Register's Office for Davidson County, Tennessee.
- Judgment of Declaration of taking for J. Percy Priest Dam, of record in Book 4254, Page 410, Register's Office for Davidson County, Tennessee.
- Public Right-of-Way Dedication of record in Book 4460, Pages 149-151, Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Book 10690, Page 327, Register's Office for Davidson County, Tennessee.

- Easement(s) of record in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20010314-0024179, Register's Office for Davidson County, Tennessee.
- Portion of Open Spaces of record in Book 4860, Page 74, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8870, Page 932, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2136 Nashboro Blvd, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 28th DAY OF NOVEMBER, 2014.

The Linda Robbins Living Trust, UTD 6/24/2006

BY: _____ TRUSTEE
Linda Carol Robbins
Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda Carol Robbins, Trustee of The Linda Robbins Living Trust, UTD 6/24/2006 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the _____ day of _____, 2014.

"SEE ATTACHMENT FOR NOTARY"
Notary Public

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of SAN BERNARDINO }

On 11/28/14 (Date) before me, CATIE SIEGNER, NOTARY PUBLIC (Here Insert Name and Title of the Officer),

personally appeared Linda Carol Robbins (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

CATIE SIEGNER
Commission # 2026802
Notary Public - California
San Bernardino County
My Comm. Expires Jun 28, 2017

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 11/28/14 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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Item #5907

Witness my/our hand(s) this the 28 th DAY OF November, 2014.

Rosemary Palermo

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSEMARY PALERMO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of December, 2014.

_____
Notary Public

My Commission Expires: _____

See Attached Notary Acknowledgement

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of LOS ANGELES } SS.

On 28TH NOVEMBER, 2014 (DATE), before me, JIGNESH DADHANIA, NOTARY PUBLIC,
personally appeared ROSEMARY PALERMO. , who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~the~~ir signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JIGNESH DADHANIA
COMM. # 2076495
NOTARY PUBLIC - CALIFORNIA
COUNTY OF LOS ANGELES
MY COMM. EXP. AUG. 28, 2018

NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- [x] INDIVIDUAL
- [ ] CORPORATE OFFICER _____ TITLE(S)
- [ ] PARTNER(S)
- [ ] ATTORNEY-IN-FACT
- [ ] TRUSTEE(S)
- [ ] GUARDIAN/CONSERVATOR
- [ ] OTHER: _____

SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED.
TITLE OR TYPE OF DOCUMENT

THREE PAGES
NUMBER OF PAGES

11-28-2014
DATE OF DOCUMENT

OTHER

RIGHT THUMBPRINT OF SIGNER

Top of thumbprint here

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