RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20150007482 DEEDWARR
Recvd: 01/30/15 09:52 2 pgs
Fees:13.00 Taxes:456.33
20150130-0008866

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $23,333.33.

Randall Hasty
Affiant

Subscribed and sworn to before me, this 14th day of January,

Jacqueline G Brown
Notary Public

My commission expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RANDALL HASTY	**RANDALL HASTY**	**07013011200**
2110 CLIFF DR	**2110 CLIFF DR**	
NASHVILLE, TN 37218	**NASHVILLE, TN 37218**	

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 ACKNOWLEDGE, WE,

JOHN R. ROBINSON, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RANDALL HASTY, a single man

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:

LAND in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, February 14, 1952, as follows:

BEGINNING at a point on the southeasterly margin of Cliff Drive, at the southwest corner of the property conveyed to Maye Wall St. Charles, by deed from W. Frank Hagey, of record in Book 1586, page 501, Register's Office for said County; thence with the southwestern boundary line of said Maye Wall St. Charles property, and southeastwardly 275 feet, more or less, to the low water mark of the Cumberland River; thence with the low water mark of said River, southwestwardly 75 feet, more or less, to a point 295 feet northeasterly from the northeast corner of the property conveyed to John and Elise Geist by deed of record in Book 263, page 503, said Register's Office; thence parallel with the northeasterly line of said Geist property, northwestwardly 275 feet, more or less, to the southeasterly margin of said Drive; thence with the southeasterly margin of said Drive, northeastwardly 75 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO JOHN R. ROBINSON, BY DEED FROM ANTHONY T. CARR, UNMARRIED, DATED 04/13/1992 AND RECORDED ON 04/20/1992 IN BOOK 8604, PAGE 770, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2110 CLIFF DR, NASHVILLE, TN 37218.

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 in 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 hand(s) this 14th day of January, 2015.

JOHN R. ROBINSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 14th day of January, 2015.

Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY