THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15012959** BILL GARRETT, Davidson County Trans:T20150016948 DEEDWARR Recvd: 03/09/15 15:29 2 pgs Fees:13.00 Taxes:1535.50 20150309-0020088	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me, this 3rd day of March, 2015. Notary Public My Commission Expires: 5-8-18

NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 8 2018

WARRANTY DEED

Address New Owner: Mike Robinson and Jenny Robinson 1225 Applecross Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-01-0-B-70.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric D. Bearden and Anne D. Bearden, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Mike Robinson and Jenny Robinson, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 60, ABERDEEN WOODS, PHASE TWO, as shown on plat of record in Plat Book 9700, Pages 848 and 849, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eric D. Bearden and wife, Anne D. Bearden by Deed from Zaring Homes, Inc., recorded on the 23rd day of December, 1999 in Instrument No. 19991223-0306766, re-recorded at Instrument No. 20010406-0034117, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABERDEEN WOODS, PHASE TWO, as recorded in Plat Book 9700, Page(s) 848 & 849.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10790, Page 189, Book 11303, Page 555, Book 11714, Page 843 and Instrument No. 20000203-0011436.

Terms and provisions of by-Laws of recorded in Instrument Nos. 20030221-0023491, 20030221-0023492 and 20030730-0108227.

Charter of Homeowners Association recorded in Book 10792, Page 896.

This is improved property located at 1225 Applecross Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of March, 2015.

Eric D. Bearden

Anne D. Bearden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric D. Bearden and Anne D. Bearden, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018