This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Susan Robkin
105 Mildred Court
Nashville, TN 37211

SEND TAX BILL TO:
MORTGAGEE

MORTGAGEE:
F+M Bank
50 Franklin Street
Clarksville, TN 37040

MAP/PARCEL
#119-15-105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Janice L. Moore,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Susan Robkin,** single hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Ruth

Land in Davidson County, Tennessee, being **Lot No. 30** on the **Plan of Section Four, Southlake,** as shown by plat and survey of record in Plat Book 3300, page 85, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charley T. Nivens and wife, Betty A. Nivens by Warranty Deed dated October 7, 1963, from Ervin M. Entrekin, Trustee, of record in Book 3641, page 475, Register's Office for Davidson County, Tennessee. The said Charley T . Nivens, aka Charley Thomas Nivens, died on March 9, 2008, leaving Betty A. Nivens as the surviving tenant by the entirety. Betty A. Nivens, aka Betty Ann Nivens died intestate on November 23, 2010, survived by her daughter, Janice L. Moore. Betty Ann Nivens had a son, David Thomas Nivens, who predeceased her having died on April 3, 1999, with no issue. See Affidavit of Heirship recorded simultaneously herewith in Instrument # 20150331-0027537, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **105 Mildred Court, Nashville, Tennessee 37211-2707.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

BILL GARRETT, Davidson County
Trans:T20150023321 DEEDWARR
Recvd: 03/31/15 09:09 2 pgs
Fees:13.00 Taxes:628.63
20150331-0027538

WITNESS MY HAND, this the 26th day of March, 2015.

Janice L. Moore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Janice L. Moore**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of March, 2015.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $169,900.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of March, 2015.

NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10/18/16