BILL GARRETT, Davidson County
Trans:T20150030144 DEEDWARR
Recvd: 04/21/15 14:14 2 pgs
Fees:13.00 Taxes:431.05

20150421-0035593

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 2015.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bret R. Robbe 434 English Ivy Drive Nashville, TN 37211		161-11-0-D-062.00 CO

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 acknowledged, we,

Billy L. Toombs and wife, Diane V. Toombs

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Bret R. Robbe, an unmarried man

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Unit No. 62 of Building L on the Plan of Phase VII for Villages of Brentwood, of record in Plat Book 6900 at Page 777, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Billy L. Toombs and wife, Diane V. Toombs by Deed from Stephanie M. Palmer, a single person dated May 31, 2005 of record in Instrument Number 20050601-0061520, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6900, Page 777, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 7231, Page 789, amended in Book 7472, Page 108, Register's Office for Davidson County, Tennessee.
5) Property is subject to Annexation for Phase VII of record in Book 7679, Page 109, said Register's Office.
6) Property is subject to Easement for Water Mains and Appurtenances granted to Metro Government of Nashville of record in Book 8197, Page 338, said Register's Office.
7) Property is subject to Conveyance for Open Space of record in Book 7663, Page 928, said Register's Office.
8) Property is subject to HOA Charter of record in Book 6158, Page 352, Amended in Book 7599, Page 914, Book 7925, Page 41, Book 7936, Page 332, Book 8152, Page 927, and Book 8163, Page 593, all of record in said Register's Office.

This is improved property known as: **434 English Ivy Drive, Nashville, TN 37211**
(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 our hand(s) this 10th day of April, 2015.

Billy L. Toombs

Diane V. Toombs

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Billy L. Toombs and Diane V. Toombs, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076