Davidson County DEEDWARR
Recvd: 05/13/15 09:11 2 pgs
Fees:13.00 Taxes:638.25
20150513-0043709

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 11/2017
(AFFIX SEAL)

Chris A. Fuentes
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Cheyanne D'Abreau and Kyle Brown	Cheyanne D'Abreau and Kyle Brown	070 13 0 111.00
(NAME)	(NAME)	
2112 Cliff Drive	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Two Thousand Five Hundred And No/100 Dollars ($172,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John W. Robb and Leah K. Robb, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cheyanne A. M. D'Abreau, an unmarried woman and Kyle Brown, an unmarried man, joint tenants with rights of survivorship** 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 6th, formerly the 9th Civil District of Davidson County, Tennessee, being a lot at Bordeaux, on the north side of the Cumberland River described as follows:

Beginning at the southeasterly margin of Cliff Drive, 765 feet, more or less, north of the center of Bridge Avenue of Hydes Ferry Pike, being St. Charles, northwest corner; running thence with the easterly margin of said Drive, North 32 degrees East, 55 feet; thence South 58 degrees East 275 feet, more or less, to low water mark of Cumberland River; thence southwesterly, down said river at low water mark, 55 feet, more or less; thence North 58 degrees West 275 feet to the beginning.

Being the same property conveyed to John W. Robb and Leah K. Robb, husband and wife by Warranty Deed from John R. Robinson, unmarried dated August 13, 2010 and recorded August 20, 2010 as Instrument No. 20100820-0065984, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-152115

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2112 Cliff Drive, 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, has 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 hands this 11th day of May, 2015.

John W. Robb

Leah K. Robb

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.John W. Robb and Leah K. Robb, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2015.

Notary Public

My Commission Expires: 11/2018

(SEAL)

Chris A. Fuentes
State of Tennessee
Notary Public
Williamson County

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018