WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150039241 DEEDWARR
Recvd: 05/20/15 11:33 2 pgs
Fees: 13.00 Taxes: 1952.08
20150520-0046543

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $527,590.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Robinson	Caliber Home Loans, Inc.	081084I00200CO
(NAME)	(NAME)	
2310 Elliott Ave #405	3701 Regent Boulevard, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Irving, Texas 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Mason Herron and Phil Kendrick, as tenants in common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joshua Robinson, 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:

A SINGLE PERSON

Land in Davidson County, Tennessee, being Unit B, SHELL HOUSE TOWNHOMES, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140523-0044941, and as shown on the plat recorded as Exhibit "B" of said Declaration, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Sabrina Zynn Bryant, married to Mason Herron and Phil Kendrick, as tenants in common, as recorded on the 22nd day of April, 2014 in Instrument No. 20140422-0033657 and being a portion of Warranty Deed from Linda M. Boyd, unmarried to Sabrina D. Zynn, unmarried, as recorded on the 30th day of August, 2000 in Instrument No. 200008300085756, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1712 7th Avenue North, Unit B, Nashville, TN 37208
(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 hands this 5th day of May, 2015.

Mason Herron

Phil Kendrick

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of May, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mason Herron and Phil Kendrick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-6-17

Notary Public,

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017