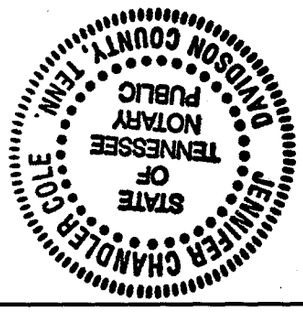
WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 01-04-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sir Norman Melancon	First Bank	092-090-080.00
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 05/20/15 16:15 3 pgs Fees:18.00 Taxes:629.00 20150520-0046791
711 32nd Ave. N	318 Seaboard Lane #205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Sarah R. Robinson fka Sarah R. Baas and John Robinson, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sir Norman Melancon**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Sumner County, State of Tennessee, described as follows, to-wit: * - unmarried man

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of G.E. Jackson's Subdivision of the Marable Tract, as of record in Book 161, Page 86, Register's Office for said County.

Said Lot No. 9 fronts 40 feet on the westerly side of 32nd Avenue North, formerly Pilcher Avenue, and runs back between parallel lines, with the southerly margin of Torbett, formerly Murry Street, 140 feet to an alley.

BEING the same property conveyed to Sarah R. Baas, married, by Warranty Deed from MLM Investment Holdings, LLC, dated 7/16/13 and recorded 7/25/13 in Instrument No. 20130725-0077352, Register's Office for Davidson County, Tennessee.

The said Sarah R. Baas is now known as Sarah R. Robinson.

John Robinson herein joins to convey any and all right and interest he may have; especially his marital rights.

unimproved ☐

This is improved ☑ property, known as 711 32nd Ave. N, Nashville, TN 37209
(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 my/our hands this 18th day of May, 2015.

Sarah R. Robinson

John Robinson

State of Tennessee
County of Sumner

Personally appeared before me Sarah R. Robinson and John Robinson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of May, 2015.

Notary Public
My Commission Expires:

STEVEN G. WATERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016

File No.: 20151070

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE