NEW OWNER:

4309 Lindawood, LLC
PO Box 158434
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0597

Map 130 Group 08-0 Parcel 086.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150057768 DEEDWARR
Recvd: 07/16/15 10:55 3 pgs
Fees:18.00 Taxes:2629.44
20150716-0069381

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Ten Thousand Six Hundred Fifty-Nine and 00/100 Dollars** (**$710,659.00**) cash in hand paid, the receipt of which is hereby acknowledged, **THE ROBISON FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **4309 LINDAWOOD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 16 on the Plan of Sneed Estates, as of record in Book 2133, Pages 10 and 11, Register's Office for said County.

Said Lot No. 16 fronts 133 feet on the westerly side of Lindawood Drive and extends back between parallel lines 304 feet to a dead line.

BEING the same property conveyed to The Robison Family Limited Partnership, a Tennessee limited partnership, by Quitclaim Deed from Charles D. Robison and Elizabeth B. Robison, dated August 26, 1999, and of record in Instrument No. 199912130302547, Register's Office for Davidson

County, Tennessee. Also being the same property conveyed to Charles D. Robison from Elizabeth B. Robison by Quitclaim Deed of recording Book 9889, Page 939, and a one –half (1/2) undivided interest having been conveyed from Charles D. Robison to Elizabeth B. Robison by Quitclaim Deed of record in Book 9889, Page 941, Also see Deed in Book 6706, Page 245, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4309-4311 Lindawood Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 1st day of **July, 2015**.

THE ROBISON FAMILY LIMITED PARTNERSHIP, A TENNESSEE L.P.

Elizabeth R. Cabell

By: ELIZABETH R. CABELL, GENERAL PARTNER

STATE OF Virginia

~~COUNTY~~ City OF Richmond

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ELIZABETH R. CABELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that ELIZABETH R. CABELL is the GENERAL PARTNER of THE ROBISON FAMILY LIMITED PARTNERSHIP, A TENNESSEE L.P., the within-named bargainor, and as such authorized partner, being given the authority to so do, executed the within instrument on behalf of the partnership by signing its name as such authorized partner.

WITNESS my hand and official seal at office this 1st day of **July, 2015**.

Jennifer M. Gregory

NOTARY PUBLIC

My commission expires: 5/31/2017

JENNIFER M. GREGORY NOTARY PUBLIC REGISTRATION NUMBER 147380 COMMONWEALTH OF VIRGINIA

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The actual consideration or value, whichever is greater, for this transfer is $ **710,659.00** .

AFFIANT

Sworn to and subscribed to before me this 6th day of **July, 2015**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY