BILL GARRETT, Davidson County
Trans:T20150077670 DEEDWARR
Recvd: 09/11/15 16:03 2 pgs
Fees:13.00 Taxes:1191.40
20150911-0092703

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57782

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Corey Burton Lara Burton 713 Vauxhall Drive Nashville, TN 37221	Summit Funding, Inc. 2241 Harvard St. Ste. 200 Sacramento, CA 95815

TAX MAP PARCEL NUMBERS: 141150D16700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$322,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John C. V. Robison and Kristina Robison, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Corey Burton and Lara Burton, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Phase III-D "Sheffield" on the Harpeth, of record in Book 7900, pages 710 and 712, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John C. V. Robison and Kristina E. Robison, husband and wife, by Warranty Deed from James F. Bihun and wife, Anita B. Bihun, dated November 3, 2011 and recorded November 17, 2011, of record in Inst. No. 20111117-0090045, Register's Office for Davidson County, Tennessee. Kristina E. Robison and Kristina Robison are one and the same person.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on he Plan, with Owner's Certificate, of record in Book 7900, pages 710 and 712, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 6925, page 900, Book 7145, page 954, Book 7145, page 964, Book 8146, page 463, Book 8276, page 238, Book 9313, page 806, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of John C. V. Robison and Kristina Robison by Chrissa Walsh pursuant to a Power of Attorney executed by them on the 17th day of August, 2015, of record in Instrument No. 20150909-0091742 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 713 Vauxhall Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of September, 2015.

John C.V. Robison by Chrissa Walsh Attorney-in-fact

John C.V. Robison by Chrissa Walsh, Attorney-In-Fact

Kristina Robison by Chrissa Walsh Attorney-in-fact

Kristina Robison by Chrissa Walsh, Attorney-In-Fact

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Chrissa Walsh** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **John C. V. Robison and Kristina Robison**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of September, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $322,000.00.

Affiant

Sworn and subscribed before me this 3rd day of September, 2015.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2017

Notary

My Commission Expires: _____