BILL GARRETT, Davidson County
Trans:T20150079155 DEEDWARR
Recvd: 09/17/15 12:36 3 pgs
Fees:18.00 Taxes:5550.00
20150917-0094489

Bot yk

THIS INSTRUMENT WAS PREPARED BY:

Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of September, 2015.

Notary Public

My Commission Expires: 1-10-17

LINDA TURNER RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
David A. Bailey and wife, Stephanie A. Bailey 710 Lynnbrook Road Nashville, TN 37215	SAME	117-1-103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLAUDINE H. ROBINSON AND HUSBAND, JACK W. ROBINSON**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DAVID A. BAILEY AND WIFE, STEPHANIE A.**

BAILEY, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 and the northerly part of Lot No. 4 on the Map of Colonial Estates, not of record, described according to a copy of a survey by W. W. Turner Company, Engineers, dated August 27, 1948, as follows:

Beginning at a point in the easterly margin of Lynnbrook Road, 220.5 feet north of the northwest corner of said Road and Sperry Avenue; thence along the margin of Lynnbrook Road North 2 deg. 23 min. East 246.2 feet to an iron pipe at the corner of Lots Nos. 5 and 6; thence with the line between said lots, North 85 deg. 54 min. East 510 feet to an iron pin in the west line of Lot No. 2; thence along the line between Lots Nos. 2 and 3 and Lots Nos. 4 and 5, South 4 deg. East 246 feet to an iron pin in the west line of Lot No. 3; thence South 86 deg. 02 min. West 537.6 feet to the beginning.

Being the same property conveyed to Jack W. Robinson and wife, Claudine H. Robinson, by deed from Herbert E. Carpenter and wife, Anne A. Carpenter, of record in Book 4452, page 15, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 7827, page 751, Register's Office for Davidson County, Tennessee, Jack W. Robinson conveyed all right, title and interest in subject property to Claudine H. Robinson.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. This is improved property known as: 710 Lynnbrook Road, Nashville, Tennessee 37215.

This conveyance is made subject to:

1. Reservation for an easement across the property for an opening of a drain pipe in the present stone retaining wall on the north line of Lot No. 5, which is 110 feet, more or less, from the northwest corner of said lot, and also for an easement for an 8 inch buried clay pipe drain, beginning in the north line of Lot No. 5, 125 feet, more or less, from the northwest corner thereof, and extending in a southeasterly direction about 200 feet, in deed of record in Book 1684, page 573, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs and assigns, forever; and Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee

simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 17th day of September, 2015.

Claudine H. Robinson

Claudine H. Robinson

Jack W. Robinson

Jack W. Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CLAUDINE H. ROBINSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 17th day of September, 2015.

Linda Turner Ray

Notary Public

LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/6/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACK W. ROBINSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 17th day of September, 2015.

Linda Turner Ray

Notary Public

LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/6/17