Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32647-09-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $1,687,500.00 VAnderson Affiant Subscribed and sworn to before me this 16th day of October, 2015. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-17-2017

WARRANTY DEED

Address New Owner: Jason B. Robbins 2320 Golf Club Lane Nashville, TN 37215	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 117 06 0 007 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William N. Fry, IV and wife, Lee Ann Fry**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason B. Robbins and Amy S. Robbins, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 2320 Golf Club Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150090139 DEEDWARR
Recvd: 10/22/15 12:50 3 pgs
Fees:18.00 Taxes:6243.75
20151022-0107652

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14 day of October, 2015.

William N. Fry, IV

Lee Ann Fry

STATE OF NY, COUNTY OF NY SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William N. Fry, IV and Lee Ann Fry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of October, 2015.

Notary Public

My Commission Expires: 3/31/2016

Linda Lao
Notary Public - State of New York
No. 01LA6184046
Qualified in King County
My Commission Expires March 31, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Farm Lands of Samuel Watkins, deceased, of record in Book 57, page 16, Register's Office for said County, being Lot No. 3 on an unrecorded plan made by W. B. Southgate, Surveyor, September, 1926, described as follows:

Beginning on the northerly margin of Golf Club Road, at a point 340 feet West of the westerly margin of Wortham, formerly Medland Avenue, which Avenue adjoins and is immediately West of the land conveyed to C. F. Anderson by Deed from E. L. Hampton and wife, of record in Book 716, page 259, said Register's Office; thence with the northerly margin of Golf Club Road, North 86 degrees, 36 minutes West 170 feet to the corner of Lot Nos. 3 and 4; thence, with the line between two lots, North 3 1/2 degrees East 300 feet; thence South 86 degrees 30 minutes East 170 feet to the corner of Lot Nos. 2 and 3; thence, with the line between said two lots, South 3 1/2 degrees West 300 feet to the Beginning.

Being the same property conveyed to William N. Fry, IV and wife, Lee Anne Fry, by Warranty Deed dated July 1, 2008 from W. Mark Schaefer and wife, Heather V. Schaefer, of record in Instrument No. 20080703-0069232, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, which have been prorated.. Map and Parcel No. 117 06 0 007 00.
2. All matters appearing on the Plan of record as Book 57, page 16, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Detached Structure of record in Instrument No. 20110629-0049621, Register's Office for Davidson County, Tennessee.
4. Letter from the Metropolitan Government Department of Codes recorded in Book 7789, pages 790 and 791, Register's Office for Davidson County, Tennessee.