WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150093730 DEEDWARR
Recvd: 11/03/15 13:23 2 pgs
Fees:13.00 Taxes:3607.50
20151103-0112014

G-PARKS-15-4025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Robbins	New Owner	
(NAME) **903 Lawrence Avenue**	(NAME) 903 Lawrence Ave	**105-13-0-305.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CATHY M. MCCALLUM, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES ROBBINS, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the east 40 feet of Lot No. 11 and the west 10 feet of Lot No. 12 on the Map of Waldkirchs' Subdivision of Lots Nos. 8 and 9 of the W.L.B. Lawrence Property of record in Plat Book 421, Page 90, in the Register's Office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 50 feet on the southerly side of Lawrence Avenue, and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Cathy McCallum by Warranty deed from Hart-love Enterprises, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140603-0048074 Register's Office for Davidson County, Tennessee, dated May 27, 2014 and recorded on June 3, 2014. Being the same property conveyed to Hart-Love Enterprises, LLC by Deed from Randall C. Morgan and Shelton McElroy of record at Instrument No. 20111012-0079232, Register's Office for Davidson County, Tennessee, dated October 6, 2011 and recorded on October 12, 2011.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee.
- Deed of Easement of record in Instrument Number 20131015-0107834, in the Register's Office for DavidsonCounty, Tennessee.
- Taxes for subsequent years a lien, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **903 Lawrence Avenue , Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 30th DAY OF OCTOBER, 2015.

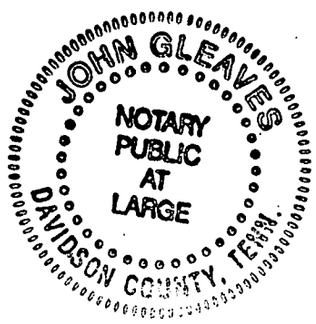
Cathy M. McCallum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHY M. MCCALLUM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212