BILL GARRETT, Davidson County
Trans:T20150105839 DEEDWARR
Recvd: 12/15/15 13:15 2 pgs
Fees:13.00 Taxes:2534.50

20151215-0126015

Prepared by:
The Law Office of Ryan Trammel, PLLC
2732B Hartsville Pike
Lebanon, TN 37087

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $685,000.00

Affiant

Subscribed and sworn to before me, this 8 day of December, 2015.

Notary Public
My commission expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN
PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

Address of New Owner:	Send Tax Bills to:	Tax Information
Gordon Robison 1029 Falls Avenue Madison, TN 37115	New Owner	118070116.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Maurice Consiglio and wife, Norma Jean Consiglio**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gordon Robison**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 of Block A on the Plan of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for said County, described as follows:

Beginning at a point in the north margin of West Iris Drive, at the corner of Lot Nos. 18 and 19, thence with the line between said lots, northerly 130 feet to a point; thence easterly 104 feet to the west margin of Bransford Avenue; thence with the margin of the same, southerly 111.3 feet to the beginning of a curve; thence around said curve, southwesterly, having a radius of 20 feet, a distance of 18.08 feet to a point in the north margin of West Iris Drive, thence with the margin of said Drive, westerly 75.92 fee to the point of beginning.

Being the same property conveyed to Maurice Consiglio and wife, Norma Jean Consiglio, by deed from Kids Building, LLC, of record in Instrument No. 201107250056631, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2799 Bransford Avenue, Nashville, TN 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, his heirs, successors and assigns, forever. Grantors covenant with Grantee 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns

and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 hand this 8th day of December, 2015.

Maurice Consiglio

Norma Jean Consiglio

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Maurice Consiglio and wife, Norma Jean Consiglio**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of December, 2015.

Notary Public
State of Tennessee at Large

My Commission expires: January 8, 2017

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY