BILL GARRETT, Davidson County
Trans:T20160036486 DEEDWARR
Recvd: 05/03/16 10:05 2 pgs
Fees:13.00 Taxes:869.50
20160503-0043320

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$243,000.00~~ $235,000.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2016.

Notary Public

My commission expires: 10/8/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Adam Wright and Shelby Wright	new owner	141-07-0B-166.00-CO
1105 Sommersby Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Matthew J. Robson and Catherine E. Robson, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Adam Wright and Shelby Wright, husband and wife

(hereinafter called the "Grantee"), his 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. 168 on the Plan of Somerset Farms Section 4, Phase 4 of record in Plat Book 9700, Page 658, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew J. Robson and wife, Catherine E. Robson by Warranty deed from Sherrill A. Barkey F/K/A Sherrill A. Green and husband, Sean Barkey of record in Instrument No. 20130416-0037610 Register's Office for Davidson County, Tennessee, dated April 11, 2013 and recorded on April 16, 2013.

This instrument is executed pursuant to Power of Attorney of record in Instrument No. 20160503-0043319, Register's Office for Davidson County, Tennessee.

This is improved property known as **1105 Sommersby Court, Nashville, TN 372 21.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: all matters shown on the Plan of record in Book 9700, page 658, all matters shown on the Boundary Plat in Book 7900, page 327, Covenants, Conditions and Restrictions of record in Book 8556, Page 11, Book 9383, page 526, Book 9662, page 869, Book 10190, page 182, Book 10410, page 89, and Book 11433, page 936, HOA Charter in Book 7382, page 225, Book 7820, page 605, Book 8235, page 521 and Book 8584, page 20, By-Laws in Book 8556, page 25, Book 9509, page 363 and Book 9647, page 472, Easement for signage purposes in Instrument 200707110082561, Quitclaim Deed for Open Space in Book 9443, page 450, Instrument 200012180123912 and Instrument 200012040118884, Easement retained in Deed Book 7349, page 564, rights of others in and to the common areas and/or elements Easement for drainage of record in Book 3314, page 23, Register's Office for Davidson County Tennessee, and Easement for drainage of record in Minute Book 85, page 256, Second Circuit Court for Davidson County, Tennessee and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of April, 2016.

Matthew J. Robson by Cassie Retzlaff his Attorney in Fact

Matthew J. Robson, by Cassie Retzlaff,
his Attorney in Fact

Catherine E. Robson by Cassie Retzlaff her Attorney in Fact.

Catherine E. Robson, by Cassie Retzlaff,
her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Cassie Retzlaff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above and who further acknowledged that she is the Power of Attorney for both Matthew J. Robson and Catherine E. Robson and that she is authorized by Matthew J. Robson and Catherine E. Robson to execute this instrument on their behalf.

Witness my hand and official seal this 29th day of April, 2016.

Notary Public
My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

SolomonParks File No. 160069 8119 Isabella Lane, Ste 104, Brentwood, TN 37027

SP 11/2015