This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 1st day of June, 2016, by and between Rimon G Makar, married and Janet Gerges, married, party of the first part, and Clara Robinson, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 168 on the Map of Battlewood, Section II, as of record in Book 1835, Pages 95 and 96, Register's Office for said County. Said Lot No. 168 runs 92 feet on the easterly side of Drummonds Drive and runs back between lines 260.40 feet on the northerly line and 221.51 feet on the southerly line to a dead line in the rear on which it measures 132 feet.

Being all or part of the same property conveyed to Rimon Makar and Janet Gerges by virtue of that certain Trustee's Deed dated July 9, 2015, at Instrument No. 20150817-0082145 in the amount of $55,000.00 in the Register's Office of Davidson County, Tennessee.

Sellers warrant that this property was not their primary residence, and said property was used for investment purposes only.

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), her 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; 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), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Rimon G Makar

Janet Gerges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Rimon G Makar and Janet Gerges, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of June, 2016.

Notary Public

My Commission Expires: 9-1078

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160047812 DEEDWARR
Recvd: 06/07/16 09:13 2 pgs
Fees:13.00 Taxes:721.50

20160607-0057153

Property Owner & Address: Clara Robinson
806 Drummond Drive
Nashville, TN 37211

Tax Parcel No 11912006400

Property Address: 806 Drummond Dr
Nashville, TN 37211

MAIL TAX
BILLS TO: new owner

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $195,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of June, 2016.

Notary Public

My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY