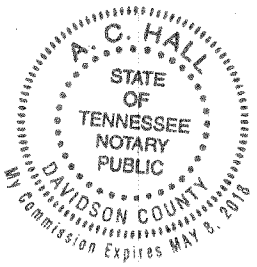
Davidson County	DEEDWARR
Recvd: 06/13/16 14:13	3 pgs
Fees:18.00 Taxes:1128.50	
20160613-0059601	



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of May, 2016.

Notary Public

My commission expires: 5878

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

1626108

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Tara C. Robinson	First Community Mtg	**082-03-0-064.00**
913 Joseph Avenue	275 Robert Rose Dr	
Nashville, TN 37207-5418	Murfreesboro, TN 37129	

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,

Arete, LLC, a Tennessee Limited Liability Company

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

Tara C. Robinson, a single person

(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. 79 on the Plan of C. F. Sharpe & W. L. Horn's Subdivision No. 2 of the Lindsey Lands, of record in Plat Book 161, Page 53, 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 Charles Fuller and Betty Fuller, husband and wife by Warranty Deed from Sharon Ingram, Justin S. Ingram and Laura K. Ingram of record in Instrument No. 20080801-0078794, Register's Office for Davidson County, Tennessee, dated July 23, 2008 and recorded on August 01, 2008. The said Betty Ann Fuller, was appointed conservator of the estate and person of Charles Edward Fuller, by Order entered on April 10, 2015, File Number: 15P254, in the Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Arete, LLC by Warranty Deed from Charles Fuller and Betty Fuller, husband and wife, of record in Instrument No. 20160126-0007299, Register's Office for Davidson County, Tennessee, dated January 22, 2016 and recorded on January 26, 2016.

This is improved property known as **913 Joseph Avenue, Nashville, TN 37207.**

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:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

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 26th day of May, 2016.

Arete, LLC

BY: _____ MEMBER
Frank Verdun, Member

STATE OF COLORADO

COUNTY OF DENVER

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Frank Verdun**, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be **Member of Arete, LLC, a Tennessee Limited Liability Company,** the within named bargainor, a limited liability company, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Member.

Witness my hand and official seal this 25 day of May, 2016.

_____
Notary Public

My Commission Expires: FEBRUARY 01, 2020

SolomonParks File No. 316126

WILLIAM T MILLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164004227
MY COMMISSION EXPIRES FEBRUARY 01, 2020

SP 11/2015

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith