Davidson County DEEDWARR
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33203

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33203-08-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $275,100.00. Affiant Subscribed and sworn to before me this 23rd day of August, 2016. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2018

WARRANTY DEED

Address New Owner: 5915 Robertson, LLC	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 091 09 0 112 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roxie Crowell and husband, John Crowell**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **5915 Robertson, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 5917 Robertson Road & 0 Deal Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of August, 2016.

Roxie B. Crowell

Roxie B. Crowell

John D. Crowell

John D. Crowell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Roxie B. Crowell and John D. Crowell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2016.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being part of Lot No. 4 and all of lot No. 5 on the Map of T M Nall's Subdivision of lots in the B F Cockrill Farm, as of record in Book 421, Page 63, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Robertson Street at the Northwest corner of the property conveyed to George E. Steel and wife, by deed from Eulas McCord, of record in Book 2084, Page 356, said Register's Office; thence with Steele's Westerly line Southerly 180 feet; thence Easterly 80 feet to the line between Lots Nos. 3 and 4; thence with the line between said two lots Southerly 37.8 feet to the common corner of lots Nos. 3, 4, 49 and 50; thence with the line between lots Nos. 4 and 5, 48 and 49 Westerly 206 feet to the common corner of lots Nos. 5, 6, 47 and 48; thence with the line between lots Nos. 5 and 6 Northerly 217.8 feet to the Southerly margin of Robertson Street; thence with said Easterly 126 feet to the beginning.

Being the same property conveyed to Roxie Crowell and husband John Crowell by Quitclaim Deed dated March 3, 2005 from John Lopez and Roxie Crowell and Eunice Misner (as to a Life Estate Interest) of record in Instrument No. 20050316-0028913, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee being the rear portion of the Easterly 50 feet of Lot No. 48 on the Plan of T. M. Nall's Subdivision of Lots 18, 19 and 20, Cockrill Farm, as of record in Book 421, Page 63, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the Easterly line of said Lot No. 48, said point being 177 feet from the Northerly margin of Deal Avenue; running thence Northerly along the Easterly line of said Lot No. 48, 20.4 feet to the Northeasterly corner of said lot as shown on said plan; thence Westerly along the Southerly line of Lot No. 5 in said subdivision and the Northerly line of said Lot No. 48 a distance of 51 1/2 feet, more or less, to a point one-half distance from the Northeasterly and the Northwesterly corners of said Lot No. 48; thence Southerly and parallel to the Westerly line of said Lot No. 48 a distance of 30.6 feet, more or less, to a point 177 feet from the Northerly margin of Deal Avenue; thence at right angles and parallel to the Northerly margin of Deal Avenue 51 feet, more or less, to the Easterly line of said Lot No. 48, the point of beginning, this instrument conveying unto the said Hazel Lee Allen all of the easterly 50 feet, or half, of said Lot No. 48 beginning at a line 177 feet Northerly from the Northerly margin of Deal Avenue and extending back Northwardly to the rear line of the Easterly one-half of said Lot No. 48.

Being the same property conveyed to Roxie B. Crowell and husband, John D. Crowell, by Quitclaim Deed dated May 18, 2007 from Lee A. Cohen, Trustee of record in Instrument No. 20070801-0091449, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable. Map and Parcel No. 091 09 0 112 00. (Tract I) and 091 09 0 271 00. (Tract II)
2. All matters appearing on the Plan of record as Book 421, page 63, Register's Office for Davidson County, Tennessee. (Tract I and Tract II)

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

