THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16078626** BILL GARRETT, Davidson County Trans:T20160077684 DEEDWARR Recvd: 09/06/16 11:06 2 pgs Fees:13.00 Taxes:4588.00 20160906-0093184	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,240,000.00. Affiant Subscribed and sworn to before me, this 1st day of September, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Jason T. Elvidge and Margaret MacGregor 3638 RICHLAND AVE Nashville TN 37205-2356	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-09-0-276.00

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, **Jason B. Robbins and Amy Robbins, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason T. Elvidge and Margaret MacGregor, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, SUBDIVISION OF A PART OF BLOCK "6", RICHLAND REALTY COMPANY'S DIVISION "A", as shown on plat of record in Instrument No. 20040402-0037234, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason B. Robbins and wife, Amy Robbins by Warranty Deed from William C. Mueller and wife, Elizabeth M. Smith, recorded on the 28th day of July, 2006 in Instrument No. 20060728-0091697, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF A PART OF BLOCK "6", RICHLAND REALTY COMPANY'S DIVISION "A", as recorded in Instrument No. 20040402-0037234 and Book 161, Page(s) 151.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Restrictive Covenant for Detached Farm Accessory Building recorded at Instrument No. 20050125-0009168.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20050125-0009169.

This is improved property located at 3638 RICHLAND AVE Nashville TN 37205-2356

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 1st day of September, 2016.

Jason B. Robbins

Amy Robbins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason B. Robbins and Amy Robbins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018