Davidson County DEEDWARR
Recvd: 09/06/16 14:34 3 pgs
Fees:18.00 Taxes:580.90
20160906-0093508

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 157,000.00

Rachel Cauley
Affiant

Subscribed and sworn to before me, this 31st day of August, 2016.

Notary Public

My commission expires: 02/25/20

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Betty Louise Robinson	Cross Country Mtg	83401E00200CO
125 Cobblestone Place Drive	6850 Miller Rd.	
Goodlettsville, TN 37072	Brecksville, OH 44141	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mid-TN Capital, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Betty Louise Robinson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 82 on the Final Plat, a Horizontal Property Regime (Private Element) Cobblestone Townhomes, A Planned Unit Development, of record in Instrument No. 20100311-0018694, being established by the Declaration of Protective Covenants, Conditions, and Restrictions for Cobblestone II Townhomes, a Townhouse Planned Unit Development of record in Instrument No. 20160401-0031281, further being depicted on Exhibit "B" thereto, to which reference is hereby made for a more complete identification and description of said Unit.

Being part of the same property conveyed to Mid-TN Capital, LLC, a Tennessee limited liability company by Special Warranty Deed from Orange Cobblestone Holdings, LLC, a Tennessee limited liability company, dated May 1, 2015, recorded May 11, 2015, of record in Instrument No. 20150511-0042855, as amended by Corrected Special Warranty Deed of record in Instrument No. 20160505-0044277, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 125 Cobblestone Place Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; 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 GRANTEES, their 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.

Witness my/our hand(s) this 31st day of August, 2016.

Mid-TN Capital, LLC
By: William R. Hyneman
Its: Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared WILLIAM R. HYNEMAN with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the MANAGER of Mid-TN Capital, LLC and that he is authorized by Mid-TN Capital, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 31st day of August, 2016.

Notary Public

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, **Rachelle Caudill**, 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.

Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
February 25, 2020

Notary Public