

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of October, 2016.

Notary Public

My commission expires: 5.20.19

BILL GARRETT, Davidson County
Trans:T20160092276 DEEDWARR
Recvd: 10/19/16 10:24 2 pgs
Fees:13.00 Taxes:444.00
20161019-0110414

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
W. Daniel Robinson and Daniel L. Robinson	W. Daniel Robinson and Daniel L. Robinson	092-03-0-153-00
1109 Joseph Avenue	1109 Joseph Avenue	
Nashville, TN 37207	Nashville, TN 37207	

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, I,

Morris B. Haddox, III and and Nathan Haddox, as Co-Executors of the Estate of Morris B. Haddox, Jr., deceased

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

W. Daniel Robinson, unmarried and Daniel L. Robinson, unmarried, as Tenants in Common with Right or Survivorship

(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. 171 on the Plan of Map of Hefferman Place, of record in Plat Book 161, Page 138, 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 Morris B. Haddox, Jr., by Quitclaim deed from Cornelia Haddox Edwards of record in Book 7395, page 433, Register's Office for Davidson County, Tennessee, dated June 02, 1987 and recorded on November 04, 1987.

The said Morris B. Haddox, Jr. having since died on March 26, 2016 and his Last Will and Testament being probated under Docket Number 16P880 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Said Lasts Will and Testament included the real property as an asset of the estate. Nathan Haddox and Morris B. Haddox, III having been appointed Co-Executors under said estate.

This is ☐ improved ☐ unimproved property known as **2400 Albion Street, Nashville, TN 37208.**

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. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

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 7th day of October, 2016.

Morris B. Haddox, III

Nathan Haddox

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Morris B. Haddox, III, Co-Executor and Nathan Haddox, Co-Executor of the Estate of Morris B. Haddox, Jr., probate case No. 16P-880 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand and official seal this 7th day of October, 2016.

Notary Public
My Commission Expires: _____

JESSICA GRAHAM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 05-20-2019

SolomonParks File No. 416071