Record and Send to:
Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 10/20/16 15:40 2 pgs
Fees:13.00 Taxes:333.00
20161020-0111142

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-1049HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of October, 2016.

Notary Public
Commission Expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Clyde H. Robinson IV 1321 Bellshire Terrace Dr. Nashville, TN 37207	Owner at Property Address	041-15-0C-001.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

DJ's Properties, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clyde H. Robinson IV, an unmarried man

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 A on the Plan of "The Bellshire Terrace Townhomes", as established by Master Deed of record in Instrument Number 20051013-0123591, which was re-recorded in Instrument Number 20051208-0147659; as amended to change name from Bellshire Terrace Condominiums-II to The Bellshire Terrace Townhomes in Instrument Number 20071218-0145149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property. Also previously being "part of" Lot No. 61 on the Plan of Bellshire Terrace, Section One, Phase Two of record in Plat Book 6250, Pages 179-180, said Register's Office.

BEING PART OF the same property conveyed to DJ's Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Linda D. Jefferson, unmarried, dated 1/9/08 and recorded 1/10/08 in Instrument Number 20080110-0003166, Register's Office for Davidson County, Tennessee.

The Transfer of this property is to wind up the corporate affairs of the entity.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1321 Bellshire Terrace Dr., Nashville, TN 37207.

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 so 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 is 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of October, 2016.

Linda D. Jefferson
DJ's Properties, LLC, by Linda D. Jefferson, member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda D. Jefferson, member with whom I am personally acquainted and who proved herself to be the member of DJ's Properties, a Tennessee Limited Liability Company, the bargainor, and who being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 18th day of October, 2016.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D Page, 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: 9/23/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-23-2019