NEW OWNER:

Tyler King
23 Fern Avenue
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 16-1103

Map 071, Group 14-0, Parcel 305.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160106302 DEEDWARR
Recvd: 12/02/16 14:21 3 pgs
Fees:18.00 Taxes:3700.00
20161202-0126834

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million and 00/100 Dollars** ($1,000,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **ROBINSON CONSTRUCTION GROUP, LLC**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **TYLER KING, SINGLE MAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being the North part of Lot No. 37, Block "E" on the plan of East-View-Subdivision, and of record in Plat Book 547, Page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said part of said lot fronts 50 feet on the north side of Fern Avenue, and runs back between parallel lines, 194 feet to a dead line.

BEING the same property conveyed to Robinson Construction Group, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed, from Eight-Nine King Development,

LLC, a Tennessee Limited Liability Company, dated 01/12/2016, and of record in Instrument No. 20160112-0003296, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 23 Fern Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of **November, 2016**.

ROBINSON CONSTRUCTION GROUP, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Billy C. Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a member of ROBINSON CONSTRUCTION GROUP, LLC the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 30th day of **November, 2016**.

My commission expires: 9-8-2020

BRITTANY T. DUGGER NOTARY PUBLIC OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 1,000,000.00 .

AFFIANT

Sworn to and subscribed to before me this 30th day of **November, 2016**.

NOTARY PUBLIC

My commission expires: 9-8-2020

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY