Davidson County	DEEDWARR
Recvd: 12/13/16 10:04	3 pgs
Fees:18.00 Taxes:832.50	
20161213-0130440	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

G-BR-16-7035-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edmond Braden	NEW OWNER	
(NAME)	(NAME)	**173-09-0A-365.00-CO**
7035 Sunnywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-8624		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENT ROBINSON AND CHRISTINA ROBINSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDMOND BRADEN, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 299 on the Plan of Phase Five, Lenox Village of record in Plat at Instrument No. 20050120-00007427, 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 Brent Robinson and Christina Robinson, husband and wife by Warranty deed from Daniel P. Kunath, an unmarried man of record in Instrument No. 20070615-0072006 Register's Office for Davidson County, Tennessee, dated June 08, 2007 and recorded on June 15, 2007.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20050120-00007427, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development, of record in 20020315-0032825, Supplemented in Instrument Number 20040526-0062221, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Charter, Easements, Covenants and Restrictions for Residential Neighborhood for Lenox Village with By-Laws of Lenox Village Neighborhood Association, Inc. appended thereto, in Instrument Number 20020315-0032826, supplemented in Instrument Number 20040526-0062220, corrected in Instrument Number 20050113-0005133, Instrument Number 20040523-0062220, Instrument Number 20021226-0158459, Instrument No. 20021226-0158458; Instrument No. 20031212-01784921; Instrument No. 20040526-0062220; Instrument No. 20050113-0005133; Instrument No. 20050119-0006853; Instrument Number 20060120-0007913, Instrument No. 20060221-0020352; Instrument No. 20060321-0032382; Instrument No. 20060612-0069716 and Instrument No. 20060622-0074677; Instrument Number 20080326-0030449, Instrument Number 20060321-0032383 , amended in Instrument Number 20070103-0001284, and Instrument Number 20070830-0104306, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Neighborhood Association, Inc. in Instrument Number 20020412-0045831, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument Number 20040305-0025146, Register's Office for Davidson County, Tennessee.
- Easement to Metro in Instrument Number 20010918-0100849 and Instrument Number 20010819-0100851, Register's Office for Davidson County, Tennessee.
- Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument No. 20130605-0057294, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville of record in Instrument Number 20130626-0065783 and in Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.

• Agreement for Dedication of Easement and / or Public Street Right of Way of record in Instrument Number 20130927-0101913 , in the Register's Office for Davidson County, Tennessee.
• Bylaws for Lenox Village Neighborhood Association of record in Instrument Number 20020315-0032823, and amended in Instrument No. 20040523-006221 and 20020315-0032826, in the Register's Office for DavidsonCounty, Tennessee.
• Restrictions of record as Instrument Number 20070615-0072006 in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7035 Sunnywood Drive , Nashville, Tennessee 37211-8624**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th DAY OF DECEMBER, 2016.

Brent Robinson

Christina Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENT ROBINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of December, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINA ROBINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of December, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, 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, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

