THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 161210353** BILL GARRETT, Davidson County Trans:T20170009950 DEEDWARR Recvd: 02/02/17 11:04 2 pgs Fees:13.00 Taxes:2460.50 20170202-0011294	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $665,000.00. Affiant Subscribed and sworn to before me, this 31st day of January, 2017. Notary Public My Commission Expires: JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 25, 2018

WARRANTY DEED

Address New Owner: Zachary S. Zerbonia 2916 Woodlawn Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-02-0R-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gerald Park Wellman, Jr. and wife, Jamie Schmeal Wellman.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Zachary S. Zerbonia, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of Robin Estates Townhomes, a Horizontal Property Regime PUD with Private Elements located at Nashville, Davidson County, Tennessee, and described in Master Deed of record in Instrument No. 20090311-0022099 and amended by Amendment to Master Deed for Robin Estate Condominium To Now Be Known as Robin Estates Townhomes, a Horizontal Property Regime PUD with Private Elements, of record as Instrument No. 20100419-0029455 and Instrument No. 20100427-0031735, Register' s Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-Owners and tenants Of Robin Estates Townhomes, a Horizontal Property Regime PUD with Private Elements, contained in said amendment, the plat labeled as Exhibit "B" to said Amendment appearing in Instrument No. 20100419-0029455, and Bylaws appended thereto as Exhibit "C" , said Register' s Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Gerald Park Wellman, Jr. and wife, Jamie Schmeal Wellman by Warranty deed from Robert S. Bubis, married of record in Instrument No. 20100427-0031736 Register's Office for Davidson County, Tennessee, dated April 23, 2010 and recorded on April 27, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien due not yet and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Robin Estates Townhomes of record in Instrument Number 20090311-0022099, and as amended by Instrument No. 20100419-0029455 & Instrument No. 20100427-0031735, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 974, Page 24, Register's Office for Davidson County, Tennessee.

This is improved property located at 2916 Woodlawn Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 31st day of January, 2017.

Gerald Park Wellman, Jr.

Jamie Schmeal Wellman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald Park Wellman, Jr. and Jamie Schmeal Wellman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2017.

Notary ~~Public~~

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018