Davidson County DEEDWARR
Recvd: 03/16/17 16:21 3 pgs
Fees:18.00 Taxes:581.42
20170316-0026052

WARRANTY DEED

2017-733

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,140.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of March, 2017.

Notary Public

(Affix Seal)

My Commission Expires: 6·30·2019

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kasey Kelchner, Trustee for the 1316 Lischey Avenue Trust 1316 Lischey Avenue Nashville, TN 37207	SAME	07115024700

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, I/we, **Frederick L. Robertson, Jr. and Gwendolyn Robertson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kasey Kelchner, as Trustee for the 1316 Lischey Avenue Trust**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1316 Lischey Ave., Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lots Numbers 16 and 17 on the Plat of Highland Land Company's Subdivision, as of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee.

Said Lots 16 and 17 front 50 feet on the westerly side of Lischey Avenue, and runs back 175 feet 5 inches between parallel lines to an alley, measuring 50 feet to said alley.

Being the same property conveyed to Frederick Leonard Robertson and Gwendolyn Robertson from R. F. Brown and wife, Geneva Calvert Brown by Deed dated March 20, 1972 and recorded in Book 4585, page 353, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1316 Lischey Ave., 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 16th day of March, 2017

Frederick L. Robertson, Jr.

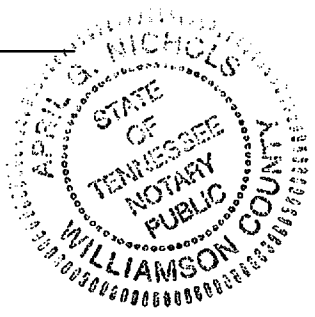
Gwendolyn Robertson

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Frederick L. Robertson, Jr. and Gwendolyn Robertson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of March, 2017.

Notary Public
My Commission Expires: 6-30-2019



True Copy Certification

I, April G. Nichols, 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.

April G. Nichols
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Destiny S. Holmes a notary public for this county and state, APRIL G. NICHOLS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Destiny S. Holmes
Notary's Signature

My Commission Expires: 07.02.2018
Notary' Seal (if on paper)

DESTINY S HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY