THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170311132**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $247,500.00. Tracy F. Facelli Affiant Subscribed and sworn to before me, this 7th day of April, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170030691 DEEDWARR
Recvd: 04/12/17 08:58 2 pgs
Fees:13.00 Taxes:915.75
20170412-0035543

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Tracy Facelli 2306 Deerwood Drive Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 095-07-0-051.00

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, **Kris A. Robbie and Raili Robbie, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Tracy Facelli, unmarried**, ("Grantees"), their 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 Lot(s) 186, as shown on the map entitled Plan of Merry Oaks, of record in Plat Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KRIS A. ROBBIE and RAILI ROBBIE, husband and wife and ROBERT S. BIELAK and JUANITA A. BIELAK, husband and wife, by deed from ANNE BUNYAN BUSH, MARRIED, PAULA BUNYAN WALKER, MARRIED and GAIL BUNYAN DOIZER, MARRIED, of record in Instrument No. 20080710-0071071 , dated July 8, 2008 , said Register's Office.

JUANITA A. BIELAK died on or about December 26, 2013, leaving ROBERT S. BIELAK as the surviving tenant by the entirety, as to their undivided 1/2 interest in the subject property.

ROBERT S. BIELAK died testate, on or about March 20, 2015, his Last Will and Testament, being filed in the Seventh Circuit Probate Court for Davidson County, Tennessee, under Docket No. 17P136, devised the subject property to MARK M. BIELAK, GAIL K. ROBBIE AND KRIS A. ROBBIE.

GAIL K. ROBBIE conveyed her interest in the subject property to KRIS ROBBIE by deed of record in Instrument No. 20170224-0018433, dated February 15, 2017, said Register's Office.

MARK M. BIELAK conveyed his interest in the subject property to KRIS ROBBIE by deed of record in Instrument No. 20170224-0018762, dated February 17, 2017, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 095-07-0-051.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 1835, pages 67 and 68, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4371, page 137, said Register's Office.

This is improved property located at 2306 Deerwood Drive Nashville TN 37214

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, Grantor has executed this instrument on this 7th day of April, 2017.

Kris A. Robbie

Raili Robbie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kris A. Robbie and Raili Robbie, 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 7th day of April, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018