THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170411407**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $535,000.00. Affiant Subscribed and sworn to before me, this 25th day of May, 2017. Notary Public My Commission Expires: _____

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

BILL GARRETT, Davidson County
Trans: T20170045242 DEEDWARR
Recvd: 05/26/17 15:27 2 pgs
Fees: 13.00 Taxes: 1979.50
20170526-0052961

WARRANTY DEED

Address New Owner: Steven Scott Tsakeres and Kathryn Rice Tsakeres 5145 GLENCARRON DR Nashville, TN 37220-2350	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-01-0B-117.00 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, **Clay E. Robinson and wife, Leslie B. Robinson** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Steven Scott Tsakeres and Kathryn Rice Tsakeres, husband and wife**, ("Grantees"), its 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 41, PHASE 3, SECTION 2, 1ST REVISION, ABERDEEN WOODS, as shown on plat of record in Instrument No 20011231-014480 (erroneously referred to as Instrument No. 20011231-014480 in Deed of Acquisition), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Clay E. Robinson and wife, Leslie B. Robinson by Warranty Deed from Maston L. Ballew, IV and wife, Lindsay L. Ballew, recorded on the 5th day of May, 2010 in Instrument No. 20100505-0034040, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3, SECTION 2, 1ST REVISION, ABERDEEN WOODS, as recorded in Instrument No. 20010906-0096711, Revised at Instrument No. 20011231-0144800.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10790, Page 189; Book 11303, Page 555; Book 11714, Page 843; Instrument Nos. 20000203-0011436; 20030221-0023491; 20030221-0023492 and 20030730-0108227.

Charter of Aberdeen Woods Homeowners Association, Inc. recorded in Book 10792, Page 896.

Easement for Right-of-way to EPB, recorded in Book 2595, Page 563.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 7086, Page 401.

Conveyance of common area recorded at Instrument No. 20030128-0011317.

This is improved property located at 5145 GLENCARRON DR Nashville, TN 37220-2350.

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 25th day of May, 2017.

Clay E. Robinson

Leslie B. Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clay E. Robinson and Leslie B. Robinson, 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 25th day of May, 2017.

Notary Public

My Commission Expires: _____

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