This instrument prepared by:
MLJ Escrow, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 171509TN

BILL GARRETT, Davidson County
Trans:T20170066691 DEEDWARR
Recvd: 08/03/17 08:19 2 pgs
Fees:13.00 Taxes:991.60
20170803-0078989

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Edward G. Robinson **2525 Ravine Drive** **Nashville, TN 37217**	COMMUNITY MORTGAGE LLC 3401 COLLEGE BLVD, STE 220 LEAWOOD, KS 66211	**135-16-9-A-149.00**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffery Daniel Pugh, single**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Edward G. Robinson, single,** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 86 on the Plan of Subdivision of Tracts 8, 9, & 10 of Nashboro Village of record in Plat Book 5200, Pages 186 – 189, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffery Daniel Pugh by General Warranty Deed from Shalene I. Archer and C. Ben Ermis, dated 03/05/2014, recorded 03/13/2014 in Instrument No. 20140313-0021119, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Jeffery Daniel Pugh** does covenant with the said Grantee that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Jeffery Daniel Pugh** further covenants and binds his/her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns,

against the lawful claims of all persons whomsoever.

This is property is known as: **2525 Ravine Drive, Nashville, TN 37217**.

Executed on this 31st day of July. 2017.

Jeffery Daniel Pugh

Jeffery Daniel Pugh

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Jeffery Daniel Pugh**, single, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand this 31st day of July, 2017.

Jacqueline G. Brown

Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $268,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 31st day of July, 2017.

Carmen Coats

Notary Public

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018