J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 4868 DEEDWARR
09/26/2017 10:28:58 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50
20170926-0098362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $925,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of September, 2017.

Notary Public

My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Richard Andrew Robers and Heather Francis Robers	New Owner	**117-12-0-174.00**
3506 Granny White Pike		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Alfred C. Lester unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Richard Andrew Robers and Heather Francis Robers, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to-wit:

BEING part of Lot No. 26 on the unrecorded plan of Noelton, described according to a copy of a survey thereof made in March, 1938, by W.B. Southgate, surveyor, as follows:

BEGINNING at a point in the Easterly margin of the Granny White Pike 205 feet South of the Southeast intersection of said Pike and Woodmont Avenue; thence with the Easterly margin of Granny White Pike Southwardly 205 feet to the Northeast intersection of said Pike and Seventh Street; thence along the Northerly margin of Seventh Street Eastwardly 215 feet to a point; thence Northwardly parallel to Granny White Pike 202 feet; thence Westwardly 215 feet to the point of beginning.

BEING the same property conveyed to Alfred C. Lester and wife, Sandra Lester, by Warranty deed from Ruth C. Donnelly and husband, Tom J. Donnelly, of record in Book 6143, page 484, in the Register's Office for Davidson County, Tennessee; the said Sandra Lester having since died on March 9, 1998.

This is improved property known as 3506 Granny White Pike, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of September, 2017.

Alfred C. Lester

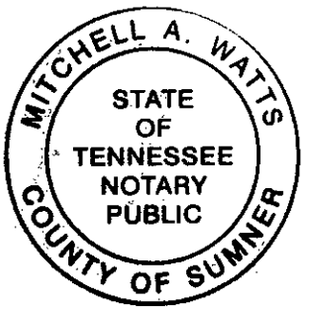
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Alfred C. Lester, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 25th day of September, 2017.

Notary Public

My Commission Expires: 7.19.21



SolomonParks File No. 30170278