THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171113992**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $213,200.00. Affiant Subscribed and sworn to before me, this 29th day of December, 2017. Notary Public My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 43016 DEEDWARR
01/02/2018 08:30:19 AM 2 pgs
Fees: $13.00 Taxes: $788.84
20180102-0000009

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Peter Soliman 1904 Boxelder Aly Hermitage TN 37076-3567	New Owner	Tax Parcel ID No. 097-02-0A-270.00 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, **John B. Robinson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter Soliman, unmarried**, ("Grantees"), his 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 No. 270 on the Plan of Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Instrument No. 20110630-0050230, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John B. Robinson, unmarried by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 27th day of September, 2011 in Instrument No. 20110927-0074515, in the Register's Office of Davidson County, Tennessee.

Katrina Robinson joins in this conveyance for the purpose of conveying all right, Title and interest she may have in and to the above described property as spouse of John B. Robinson.

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.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 3A, RESUBDIVISION OF LOT 107, as recorded in Instrument No. 20110310-0019163.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20080408-0035557, Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20110427-0032201 as amended at Instrument No. 20170906-0091483.

Quitclaim Deed for Open Space recorded at Instrument No. 20110427-0032200.

Declaration of Easement for Villages of Riverwood recorded at Instrument No. 20081209-0118828.

Inspection and Maintenance Agreement recorded at Instrument No. 20070713-0083651.

This is improved property located at 1904 Boxelder Aly Hermitage TN 37076-3567

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, his 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, his 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 29th day of December, 2017.

John B. Robinson

Katrina Robinson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John B. Robinson and Katrina 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 29th day of December, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

