Bill Garrett Davidson County
Batch# 49246 DEEDWARR
01/19/2018 11:22:17 AM 2 pgs
Fees: $13.00 Taxes: $573.50
20180119-0005823

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Merani Properties, GP, a Tennessee General Partnership 2410 Cruzen Street Nashville, TN 37211	Merani Properties, GP, a Tennessee General Partnership 2410 Cruzen Street Nashville, TN 37211	118-08-0.130.00

STATE OF TENNESSEE)
COUNTY OF DAIDSON)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

AFFIANT

SWORN to and subscribed before me on this 17 day of January 2018

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-7-19

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor, **ROBIN FAMILY L.P.,** a Tennessee Limited Partnership, by these presents do hereby sell and convey unto Grantee, **MERANI PROPERTIES, GP,** a Tennessee General Partnership, its heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 264 on the Plan of Grandview Heights of record in Plat Book 161, Pages 14 and 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 50 feet on the East side of Cruzen Street or Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William H. Robin and wife, Sara S. Robin and a one-half undivided interest by Warranty Deed from Laurence A. Grossman and wife, Dorothy H. Grossman of record in Book 5383, Page 651, Register's Office for Davidson County, Tennessee, dated December 14, 1978 and recorded on January 10, 1979.

Being a portion of the same property conveyed to Robin Family, L.P., a Tennessee limited partnership by Quitclaim Deed from Sara Rachel Robin of record in Instrument No. 20041229-0153846, Register's Office for Davidson County, Tennessee, dated December 28, 2004 and recorded on December 29, 2004.

This is improved property known as 2418 Cruzen Street, Nashville, Tennessee 37211.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever. Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. Property tax for the year 2018 a lien but not yet due and payable.
2. All matters in the Plan of Grandview Heights of record in Plat Book 161, Pages 14 and 15, in the Register's Office for Davidson County, Tennessee
3. All restrictions of record; all easements of record; all visible easements; all applicable government and zoning regulations.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS my hand this 12th day of January 2018.

Robin Family, L.P., a Tennessee limited partnership

Robin Family Management, Inc. (Partner)

BY: _____, President
Charles M Robin its President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES M ROBIN, President of ROBIN FAMILY MANAGEMENT, INC., Partner of ROBIN FAMILY, L.P., A TENNESSEE LIMITED PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledge himself/herself to be the PRESIDENT of ROBIN FAMILY MANAGEMENT, INC., Partner of ROBIN FAMILY, L.P., A TENNESSEE LIMITED PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of January, 2018.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

_____
Notary Public
My Commission Expires: _____
(SEAL)