Bill Garrett Davidson County
Batch# 53093 DEEDWARR
01/30/2018 10:42:30 AM 7 pgs
Fees: $38.00 Taxes: $1,480.00
20180130-0009367

This Instrument Prepared By:

C. Tucker Herndon
Burr & Forman LLP
222 Second Avenue South, Ste. 2000
Nashville, Tennessee 37201

GENERAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Good Ol' Boys, LLC 1911 Division Street Nashville, Tennessee 37203	Same
Map(s) & Parcel No(s).: 091-10-0-134.00 and 091-10-0-135.00	

THIS **GENERAL WARRANTY DEED** is made as of the 18th day of January 2018, between **TIFFANY ROBINSON, MARRIED AND NATASHA WRIGHT, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, as grantor and being collectively, the "Grantor", and **GOOD OL' BOYS, LLC**, a Tennessee limited liability company, as grantee and being "Grantee":

W I T N E S S E T H

THAT SAID GRANTOR, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, transferred, sold and conveyed, and does by these presents grant, bargain, sell, transfer and convey unto Grantee the real property described as follows:

TRACT I:

Being of Lot No. 19 on the Map of the Subdivision of Lots 39 and 40 of the B.F. Cockrill Farms, of record in Book 332, page 41, Register's Office for said County, described as follows:

Beginning at a point, said point being the northerly margin of Robertson Street and 87 feet easterly from the point at the northeast intersection of Robertson Street or Avenue and Sterling Street; thence, easterly, along the northerly margin of Robertson Street, 50 feet to the southwestern corner of Lot No. 18 on said Map; thence, with the line between said Lots 18 and 19 northerly 150 feet to a point in the southerly margin of an ally; thence, with the margin between Lot 19 and 20 in a southerly direction 150 feet to the point of beginning.

TRACT II:

Land in Davidson County, Tennessee, being Lot(s) 18 and 19, as shown on the plan of Subdivision for Lot Nos. 39 and 40 in the Division of the B.F. Cockrill Farms, of record in Book 332, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot Nos. 18 and 19 front 50 feet each on the northerly side of Robertson Road and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Willoughby D. Hulan and wife, Mary Jane Hulan, by deed from Dave Brown and wife, Molly Brown, of record in Book 3947, page 379, dated October 15, 1965, said Register's Office. Further reference is hereby made to Deeds in Book 7609, page 407 and Book 8050, page 367, said Register's Office. The said Willoughby Dozier Hulan having since died on or about April 13, 2003, leaving Mary Jane Hulan the surviving tenant by the entirety. The said Mary Jane Hulan having since died testate on or about December 25, 2015 devising subject property to Marilyn Tyree Hulan Prince pursuant to the Will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 16P-91.

Being the same property conveyed to Tiffany Robinson, married and Natasha Wright, married, as tenants in common with rights of survivorship, by quitclaim deed from Marilyn Tyree Hulan Prince, unmarried, of record in Instrument No. 20171219-0129155, dated December 15, 2017, said Register's Office.

This is improved property known as 5826 and 5828 Robertson Avenue, Nashville, Davidson County, Tennessee.

TOGETHER with all easements, hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead.

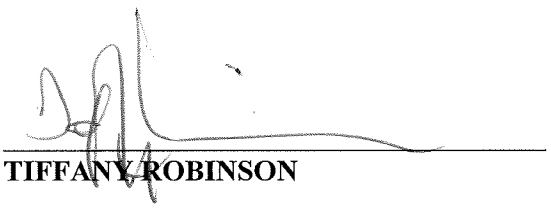
TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, forever. **AND** said Grantor, for itself and its successors and assigns, does hereby covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all liens and encumbrances and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject only to (i) the matters set forth on Exhibit "A" attached and incorporated herein by reference; (ii) 2017 taxes which Grantor assumes and agrees to pay; and (iii) 2018 taxes which shall be prorated as of the date of closing and which Grantee assumes and agrees to pay.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

[Remainder of Page Left Intentionally Blank; Signature Pages Follow]

IN WITNESS WHEREOF, the said Grantor hereunder has caused this instrument to be executed as of the day and year first above written.

GRANTOR:



TIFFANY ROBINSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

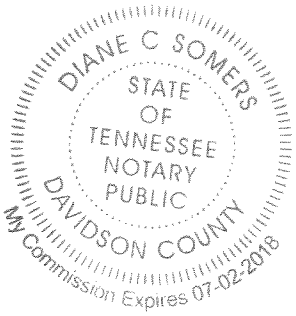
PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tiffany Robinson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of January, 2018.

Diane C Somers

Notary Public

My Commission Expires: 7-2-18



GRANTOR:

NATASHA WRIGHT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Natasha Wright, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of January, 2018.

Notary Public

My Commission Expires: 7-2-18

DIANE C SOMERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $400,000.00.

Affiant

Subscribed and sworn to before me this 26th day of January, 2018.

Notary Public

My Commission Expires: Dec 7. 2020

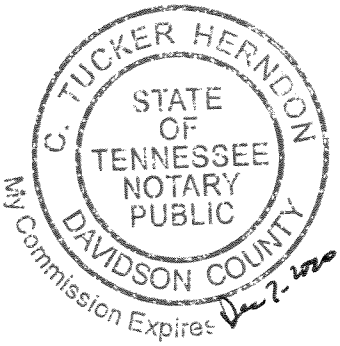


EXHIBIT "A"

1. Matters shown on the Plan of record in Plat Book 332, page 41, Register's Office for Davidson County, Tennessee.

201801300009367

True Copy Certification

I, C. Tucker Herndon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kristie Putman, a notary public for this county and state, C. Tucker Herndon, who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary' Seal (if on paper)

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.