(2)

NEW OWNER:
JOSEPH E. ROBINSON
214 LEXINGTON WAY
HERMITAGE, TN 37076

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-0036

SEND TAX BILLS TO:
Fidelity Bank dba Fidelity Bank Mortgage
3 Corporate Square Ste 700
Atlanta, GA 30329

Map & Parcel
064120C214.00

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 53856 **DEEDWARR**
02/01/2018 12:50:34 PM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20180201-0010404

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty-Seven Thousand and 00/100 Dollars ($287,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHARLES E. HALL and WILLETTE HALL, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOSEPH E. ROBINSON, married man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee and being known and designated as all of Building Envelope 214 on the Plan of Lexington, a Planned Unit Development, as shown on the plat of the same of record in Plat Book 6250, Pages 340 and 341, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles E. Hall and wife, Willette Hall by Warranty Deed from Ahmad Ghafooriankia, dated August 11, 1993, and of record in Book 9051, Page 164, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **214 LEXINGTON WAY , HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 340 and 341, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 31st day of January, 2018.

Charles E. Hall
CHARLES E. HALL

By: C. Nan Winfree AIF
C. Nan Winfree, pursuant to Power of Attorney of Record in Instrument No. 20180201-0010403 RODC, Tennessee.

Willette Hall
WILLETTE HALL

By: C. Nan Winfree AIF
C. Nan Winfree, pursuant to Power of Attorney of Record in Instrument No. 20180201-0010403 RODC, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **C. NAN WINFREE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **CHARLES E. HALL and WILLETTE HALL** the within-named bargainors, as the free act and deed of the said **CHARLES E. HALL and WILLETTE HALL.**

WITNESS my hand and official seal at office this 31st day of January, 2018.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$287,000.00.**

Catherine Clearwaters
AFFIANT

Sworn to and subscribed to before me this 31st day of January, 2018.

Georgette R Kennedy
NOTARY PUBLIC

My commission expires: 03-08-21

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY