THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $260,000.00 Tom Robinson Affiant Subscribed and sworn to before me, this 19 day of March, 2018. Notary Public My Commission Expires: 10/14/19

ELIZABETH M. PRESTON
NOTARY PUBLIC
STATE OF TENNESSEE
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Tom Robinson 4400 Granny White Pike Nashville, TN 37204	Send Tax Bills to: New Owner	Tax Parcel ID No. 091-06-0-043.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **P & P DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TOM ROBINSON, MARRIED,** ("Grantee"), 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(s) 1, as shown on the map entitled the Plan of West Park, of record in Book 2331, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to P & P DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DAVID CROW AND WIFE, LETA CROW, of record in Instrument No. 20150323-0024714, dated March 20, 2015, said Register's Office.

This is improved property commonly known as: **902 Marilyn Rd, Nashville, TN 37209**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that it has 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 Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Bill Garrett Davidson County
Batch# 70921 DEEDWARR
03/19/2018 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20180319-0025891

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of March, 2018

P & P DEVELOPMENT, LLC

By: _____
Paul Riggan, Managing Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **Paul Riggan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Member of P & P Development, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 19th day of March, 2018.

_____
Notary Public
My commission expires: 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Elizabeth Preston, 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, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Exp. 09-07-2020