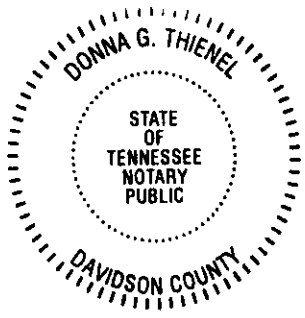


STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $265,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ~~19th~~ day of March, 2018.

Donna G. Thienel
NOTARY PUBLIC

My commission expires: July 8, 2019

Bill Garrett Davidson County
Batch# 71953 **DEEDWARR**
03/21/2018 03:51:31 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20180321-0026894

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Emily Capes Robbins and John T. Robbins	New Owner	09611010100
(NAME)	(NAME)	
601 Philwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $265,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Robert Wesley Bryson, an unmarried man and Paula Bryson, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Emily Capes Robbins and John T. Robbins, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 603 on the Plan of Cloverhill Section VIII, as of record in Book 2331, page 10 and 11, Register's Office in said County, described as follows:

Beginning at a point in the south margin of Cloverwood Drive, at the corner of Lots 602 and 603; thence with the line between said lots, southerly 205.7 feet to a corner of Lot 604; thence with the line between Lots 603 and 604, westerly 235 feet to the east margin of Philwood Drive; thence around said curve, easterly 31.42 feet to the southerly margin of Cloverwood Drive; thence with the margin of the same, easterly 165.8 feet to the point of beginning.

Being the same property conveyed to Robert Wesley Bryson and wife, Paula Bryson by deed from Agnatious Patterson, Jr. and wife, Jean A. Patterson of record in Instrument Number 20080701-0067463, said Register's Office. The said Robert Wesley Bryson and Paula Bryson having since divorced.

This property is __unimproved _X_improved property known as: 601 Philwood Drive, Nashville, TN 37214.

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

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 any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of March, 2018.

Robert Wesley Bryson

Robert Wesley Bryson

Paula Bryson

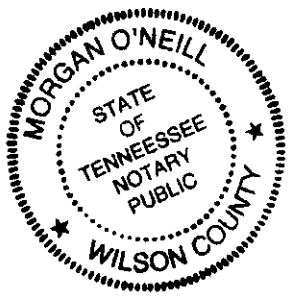
Paula Bryson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Wesley Bryson and Paula Bryson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of March, 2018.

Notary Public
My Commission Expires: 3-27-18



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122