Bill Garrett Davidson County
Batch# 87224 DEEDWARR
05/01/2018 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20180501-0041285

WARRANTY DEED

J-MP-18-2700-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/7/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DY Construction Inc.	**New Owner**	
(NAME) **911 19th Ave. N, Apt. D**	(NAME)	**072-10-0-183.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH ROBINSON AND WILLIAM T. ROBINSON, JR. AND RONALD ROBINSON AND VERNON ROBINSON AND MARCUS ROBINSON, ALL THE HEIRS AT LAW OF BETTY C. ROBINSON, DECEASED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DY CONSTRUCTION INC., A TENNESSEE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain lot or parcel of land situate, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot Nos. 20, 21 and the Northerly part of Lot No. 22, EASTMOOR PLACE, as of record in Book 547, Pages 177 and 178, Register's Office for said County.

Said Lot No. 20 fronts 50 feet on the Easterly side of Bronte Avenue and runs back between parallel lines, the South line being 214.4 feet and the North line 232.1 feet to a dead line and shows 53.1 feet on said dead line.

Said Lot No. 21 and the Northerly part of Lot No. 22 front together 75 feet on the Easterly side of Bronte Avenue and run back 214.4 feet on the Northerly line and 185 feet, more or less, on the Southerly line to the Easterly line of said subdivision and measures 79.65 feet thereon.

Being the same property conveyed to Betty C. Robinson, by Warranty Deed from Nicolas Hoover, of record in Instrument No. 20000323-0029438, in the Register's Office of Davidson County, Tennessee, dated March 23, 2000 and recorded on March 23, 2000.
The said Betty C. Robinson having since died intestate on January 30, 2018, leaving Kenneth Robinson, William J. Robinson, Ronald Robinson, Vernon Robinson and Marcus Robinson as her Heirs at Law as noted in Affidavit of Heirships of record in Instrument No. ____201805010041282_____ & Instrument No. _____201805010041283_____, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of any of the Grantors.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EASTMOOR PLACE, as recorded in Plat Book 547, Page(s) 177-178, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easement for Sanitary Sewer and/or Storm Drainage, recorded in Instrument No. 20060516-0057347, in the Register's Office of Davidson County, Tennessee.
- Easement of record in Book 4243, Page 915, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2700 Bronte Ave., Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 30 DAY OF APRIL, 2018.

Kenneth T. Robinson
Kenneth Robinson

William T. Robinson Jr.
William T. Robinson, Jr.

Ronald RR — VR — ATTORNEY-IN-FACT
Ronald Robinson by Vernon Robinson, Attorney-In-Fact

VR
Vernon Robinson

Marcus D. Robinson
Marcus Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH ROBINSON, WILLIAM T. ROBINSON, JR., VERNON ROBINSON AND MARCUS ROBINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 of April, 2018.

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared VERNON ROBINSON, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of RONALD ROBINSON and acknowledged that he/she executed the same as the free act and deed of the said RONALD ROBINSON, said Power of Attorney is recorded in Instrument No. 201805010041284, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 30 day of April, 2018.

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30 of April, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

True Copy Certification

I, Wesley D. Turner, 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, Linda Turner Ray, a notary public for this county and state, Wesley D. Turner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

LINDA TURNER RAY
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
My Commission Expires SEPT 7 2021

My Commission Expires: _____

Notary's Seal

722337.1/2010969