THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** ~~**Record & Return To:**~~ **First Title & Escrow Co., Inc.** **FTEC File No. 34192-03-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2018. Notary Public My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Hayley Phipps Robinson, David Graves Robinson 3426 Trimble Road Nashville, TN 37215	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 131 05 0 023 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Charles L. Howorth and wife, Hillary N. Howorth ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Hayley Phipps Robinson and David Graves Robinson, wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3426 Trimble Road, Nashville, TN 37215.

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

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 87558 **DEEDWARR**
05/02/2018 02:47:05 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00

20180502-0041877

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-18-3426

IN WITNESS WHEREOF, Grantors have executed this instrument on the 30th day of April, 2018.

Charles L. Howorth

Hillary N. Howorth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles L. Howorth and Hillary N. Howorth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2018.

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Russwood Heights, of record in Plat Book 2133, pages 12 and 13, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles L. Howorth and Hillary N. Newton, as joint tenants with right of survivorship, by deed dated September 23, 2011 from William Towery and spouse, Jacqueline Thompson Towery, of record in Instrument No. 20110926-0074109, Register's Office for Davidson County, Tennessee. The parties having since married. Hillary N. Newton is now known as Hillary N. Howorth. Charles L. Howorth is one and the same as Charles L. Howorth, III.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 131 05 0 023 00.
2. Restrictive covenants contained in an instrument of record in Book 2098, page 60, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2133, pages 12 and 13, Register's Office for Davidson County, Tennessee.