2

WARRANTY DEED

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

Bill Garrett Davidson County
Batch# 96851 DEEDWARR
05/25/2018 11:13:44 AM 2 pgs
Fees: $13.00 Taxes: $3,866.50

20180525-0050298

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,045,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
James A. Robinson and Barbara C. Robinson	Franklin Synergy Bank	117 11 0 018.00
(NAME)	(NAME)	
1700 Woodmont Blvd	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Million Forty-Five Thousand And No/100 Dollars ($1,045,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Clinton Devin and Jessica Devin, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James A. Robinson and Barbara C. Robinson, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot 76, Noel Watkins Grove, as shown on Plat of Record in Plat Book 547, Page 156, In the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Clinton Devin and Jessica Devin by Warranty Deed from Timothy K. King and Cary Innes Grayson dated July 27, 2009 and recorded July 29, 2009 as Instrument No. 200907290071007, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1700 Woodmont Blvd, Nashville, TN 37215

File Number: GRN-181979SSO

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 24th day of May, 2015

Clinton Devin, by Jessica Devin as attorney in fact

Jessica Devin

STATE OF Tennessee

County OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Jessica Devin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of Clinton Devon, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Clinton Devon, for the purposes therein contained.

Witness my hand and official seal, this the 24th of May, 2015.

Notary Public

My Commission Expires:

(SEAL)

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 01-26-2019

File Number: GRN-181979SSO