WARRANTY DEED

Bill Garrett Davidson County
Batch# 109278 **DEEDWARR**
06/26/2018 03:14:47 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20180626-0061587

R-CB-18-3316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY

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)
Laura S. Robbins	**CAPSTAR Bank d/b/a Farmington Mortgage**	
(NAME)	(NAME)	
3316 Glencliff Road	**2002 Richard Jones Road**	**133-04-0-038.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37215**	
(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, **BARBARA ROBBINS, MARRIED AND CHARLES E. WHYDE, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA S. ROBBINS, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Glencoe Acres, Section II of record in Plat Book 1835, Page (s) 136 through 138, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Sad Lot No. 212 fronts 76.6 feet on the Easterly side of Glencliff Road and extends back 191.8 on the Northerly line and 165 feet on the Southerly line, to a line in the rear on which it measures 104.5 feet.

Being the same property conveyed to Barbara Robbins and Charles W. Whyde Jr, as tenants-in-common by Executor's deed from Barbara Robbins and Charles E. Whyde, Jr., Co-Executors of The Estate of Lillie U. Whyde of record in Instrument No. 20120405-0028900 Register's Office for Davidson County, Tennessee, dated December 16, 2011 and recorded on April 05, 2012.

The said Charles E. Whyde, Jr., is one and the same as Charles W. Whyde, Jr.

The above-described property has never been the primary or marital residence of either grantor herein.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 1835, Page (s) 136 through 138, inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1788, Page 495, as amended in Book 2088, page 534 and Book 2105, page 633, in the Register's Office for Davidson County, Tennessee.
- Relocation of Utility Easements of record in Book 2392, Page 243, in the 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: **3316 Glencliff Road, Nashville, Tennessee 37211**.

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 21st DAY OF JUNE, 2018.

Barbara Robbins
Barbara Robbins

Charles E Whyde Jr
Charles E. Whyde, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA ROBBINS, 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 21st of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES E. WHYDE, JR., 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 21st of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212