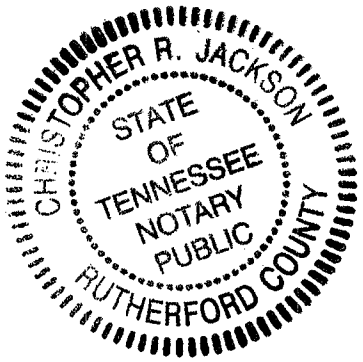
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: March 18, 2019
(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).
Stef Joshua Carson and Amy B. Carson		094 02 0 019.00
(NAME) 1613 Eastside Ave	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Forty-Three Thousand And No/100 Dollars ($443,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Katherine Robinson, formerly known as Katherine Currie Gifford, and Jason Robinson, wife and husband,**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stef Joshua Carson and Amy B. Carson**, 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 No. 269 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 269 fronts 50.0 feet on the north side of Ashworth Avenue, now Eastside Avenue, and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Katherine Currie Gifford, Unmarried by Warranty Deed from Peter D. Bales and wife, Stephanie L. Bales dated April 15, 2008 and recorded April 16, 2008 as Instrument No. 20080416-0038513, 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.

Bill Garrett Davidson County
Batch# 118542 DEEDWARR
07/19/2018 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,639.10
20180719-0070480

File Number: GRN-185021SSO

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288 44691

unimproved ☐

This is improved ☒ property, known as 1613 Eastside Ave, Nashville, TN 37206

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 18th day of July, 2018

Katherine Robinson f/k/a Katherine Currie Gifford

Jason Robinson

STATE OF TENNESSEE

COUNTY OF Davidson

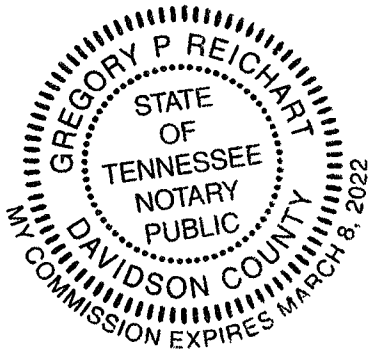
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Katherine Robinson, formerly known as Katherine Currie Gifford, and Json Robinson the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of July, 2018.

Notary Public

My Commission Expires: 3/8/2022

(SEAL)



File Number: GRN-185021SSO

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

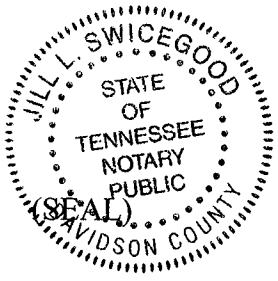
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: Sept 10, 2018

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