Karen Y Johnson Davidson County
Batch# 147273 **DEEDWARR**
10/01/2018 11:42:58 AM 2 pgs
Fees: $13.00 Taxes: $1,063.75

20181001-0097027

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $287,500.00.

Affiant

Subscribed and sworn to before me, this 27th day of September, 2018.

Notary Public

My commission expires: 8-4-20

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dominic Quaglia, Jr. and Sarah Kroger Quaglia	New Owner	172-12-0D-480.00-CO
8226 Persia Way		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ian G. Robertson and Kimberley F. Robertson, Trustees of the Robertson Revocable Living Trust, dated May 10, 2016, as tenants by the entireties

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Dominic Quaglia, Jr. and Sarah Kroger Quaglia, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 526 on the Plan of Final Subdivision Plat Town Center Homes at Lenox Village Section III of record in Plat at Instrument No. 20060118-0006550, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Ian G. Robertson and Kimberley F. Robertson, Trustees of the Robertson Revocable Living Trust, dated May 10, 2016, as tenants by the entireties by Warranty deed from Ian Gilbert Robertson, who is one and the same as Ian G. Robertson, and Kimberley Ferriman Robertson, of record in Instrument No. 20160520-0050736 Register's Office for Davidson County, Tennessee.

This is ☒ improved ☐ unimproved property known as **8226 Persia Way, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of September, 2018.

The Robertson Revocable Living Trust:

Ian G. Robertson, Trustee

Kimberley F. Robertson, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ian G. Robertson and Kimberley F. Robertson, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Co-Trustees of the The Robertson Revocable Living Trust and that as Co-Trustees they are authorized by the Trust to execute the within instrument as its Co-Trustees and further acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of September, 2018.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires September 30, 2019

SolomonParks File No. 18-001232-524

SP 11/2015