RECORDING INFORMATION	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Karen Y Johnson Davidson County Batch# 173998 DEEDWARR 12/13/2018 03:32:30 PM 4 pgs Fees: $23.00 Taxes: $1,189.55 20181213-0121549	The actual consideration for this transfer or value of property transferred (whichever is greater) is $321,500.00. Affiant Sworn to and subscribed before me this 12th day of December, 2018. Notary Public My Commission Expires: 10/18/22 (SEAL)
THIS INSTRUMENT PREPARED BY: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	

GILLIAN BUCHANAN KUMMER NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Cindy Baines and Timothy Baines 1030 Sharpe Ave. Nashville, TN 37206	New Owner(s)	082-04-0-419.00

This Indenture is made on the 12th day of December, 2018, by and between **D. J. ROBERTSON AND WIFE, JANICE ROBERTSON** ("Grantor"), and **CINDY BAINES AND TIMOTHY BAINES, WIFE AND HUSBAND** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Resubdivision of James Burns Subdivision of record in Plat Book 421, Page 40 and in Instrument No. 20150512-043448, 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 a portion of the same property conveyed to D. J. Robertson and wife, Janice Robertson by Warranty deed from James U. Locke, Jr. and wife, Sally A. Locke of record in Book 6388, page 513 Register's Office for Davidson County, Tennessee, dated September 19, 1984 and recorded on September 29, 1984.

This instrument is being executed on behalf of Janice Robertson by Keith Robertson, her lawful Attorney in Fact, pursuant to that certain Power of Attorney of record as Instrument No. 20181212-0120901 **, Register's Office of Davidson County, Tennessee.**

This is improved property known as 909 Manila Street, Nashville, TN 37206.

This conveyance is being made subject to:

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 421, Page 40, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record as Instrument Number 20150512-0043448, Register's Office of Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 2015048-0030761, Register's Office for Davidson County, Tennessee.

5. Right of Way and Easement to the State of Tennessee of record in Book 4135, Page 122, in the Register's Office for Davidson County, Tennessee.

6. Easement(s) retained by the Metro Government in to that portion of the property within the bounds of the alley described in the legal description.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 12th day of December, 2018.

GRANTOR:

D. J. Robertson

Janice Robertson, by Keith Robertson, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, D. J. ROBERTSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2018.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, KEITH ROBERTSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained and who further acknowledged himself to be the Attorney in Fact of JANICE ROBERTSON, as and as such Attorney in Fact, executed the within instrument the said act and free deed as the said JANICE ROBERTSON.

Witness my hand, at office, this 12th day of December, 2018.

Notary Public

My Commission Expires: 2-27-2019



TRUE COPY CERTIFICATION

I, LISA HODGES, 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.

Lisa Hodges

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, RYAN GARDNER, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

RYAN GARDNER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019