Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 176380 DEEDWARR
12/20/2018 10:54:45 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20181220-0123906

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $699,999.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF DECEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-5265B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mary Ann Lawson and Richard D. Lawson	New owner	131-12-0B-003.00-CO
107 Robin Springs Road		
Nashville, TN 37220		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JUDY WILSON, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARY ANN LAWSON AND RICHARD D. LAWSON, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2-A on the Plan of Robin Springs, a Horizontal Property Regime, as of Plan record in Plat Book 6250, Page 170, Register's Office for Davidson County, Tennessee, said regime having been established by Master Deed of record in Book 6401, Page 431, as amended in Book 10173, Page 4787 and Instrument No. 20140311-0020413, said Register's Office. The easements, covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of Robin Springs contained in the Master Deed and By-Laws appended thereto recorded in Book 6401, Page 431, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Steve Wilson and wife Judy Wilson by Warranty deed from Haury and Smith Realty Company, Inc. of record in Book 6764, page 819, Register's Office for Davidson County, Tennessee, dated January 17, 1986 and recorded on January 17, 1986.

Being the same property conveyed to Judy Wilson by Quitclaim deed from Steve Wilson of record in Book 8462, page 277, Register's Office for Davidson County, Tennessee, dated September 11, 1991 and recorded on October 11, 1991.

Steve Wilson joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.

The execution of this instrument is effected by the signature of J. Carlton Drumwright, as Attorney-in-fact for Judy Wilson which Power of Attorney is recorded in Instrument No. _____, and also by the signature of J. Carlton Drumwright, as Attorney-in-fact for Steve Wilson, which Power of Attorney is recorded in Instrument No. _____, both is said Register's office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 107 Robin Springs Road, Nashville, TN 37220

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 17th day of December, 2018.

Judy Wilson by J. Carlton Drumwright, Attorney In Fact
Judy Wilson
By: J. Carlton Drumwright, Attorney-In-Fact

Steve Wilson by J. Carlton Drumwright, Attorney In Fact
Steve Wilson
By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Judy Wilson and Steve Wilson, for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Judy Wilson and Steve Wilson.

Witness my hand and official seal, this 17th day of December, 2018.

Elizabeth J. Barnes
Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 18-5265B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027