WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 181278 **DEEDWARR**
01/07/2019 03:14:12 PM 2 pgs
Fees: $13.00 Taxes: $638.25

20190107-0001707

File No. TE0004636

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Carl Musmecci and Marian Sue Musmecci, Elysia Skye Musmecci and Kalen Chase Musmecci	NEW OWNER	070-08-0-187.00
(NAME)	(NAME)	
905 Free Silver Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Eric W. Robertson, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Carl Musmecci and Marian Sue Musmecci, husband and wife** and **Kalen Chase Musmecci and Elysia Skye Musmecci , husband and wife, each with rights of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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 the Southerly 50 feet of the Northerly 150 feet of Lot Nos. 1 through 4, inclusive, on the Plan of Haynie's Subdivision of Block Nos. 1 and 2, of Block "B", in the Haynie's Free Silver Plan, of record in Book 161, Page 161, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said parts of Lots 1 and 4, inclusive, front 50 feet on the Easterly sign of Bryan Street and extend back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Eric W. Robertson by Quit Claim deed from Eric W. Robertson , hereinafter the "Parties of the Second Part" to Robertson Contractors, Inc., hereinafter the "Party of the First part". of record in Instrument No. 20120109-0002215 Register's Office for Davidson County, Tennessee, dated January 09, 2012 and recorded on January 09, 2012.

Verna C. Robertson, spouse of Eric w. Robertson, is executing this deed for purposes of relinquishing any marital rights she may have to subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 905 Free Silver Rd, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 this 4th day of January, 2019.

Eric W. Robertson

Verna C. Robertson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eric W. Robertson and Verna C. Robertson, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 4th day of January, 2019.

Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206