WARRANTY DEED

Karen Johnson Davidson County
Batch# 197938 DEEDWARR
02/22/2019 11:41:41 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20190222-0016264

File #13711
Return to:

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2019

Notary Public

MY COMMISSION EXPIRES: 11-26-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DDP Partnership, LLC		10301003200 10301003300
(NAME)	(NAME)	
6201 Charlotte Pike	P.O. Box 92486	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

LUCKY W. MCMILLEN NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David Lynn Robinson and Sylvia Marie Robinson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DDP Partnership, LLC,** 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:

Parcel Number One

Beginning at the South West corner of Charlotte Rd. and plotted unnamed street West of the Cowden home place on an iron stake and running S 42° W 50' ft. to an iron stake; thence s. 34 ° 5' E 269.6 ft,. to an iron stake; thence N 53 ° E 50' ft. to an iron stake in the line of a plotted unnamed street; thence N 34 ° 30' W 280' ft. to the beginning, being a part of the tract of land conveyed John T. Lellyette to Lilian S. Cowden by deed of record in Book 508, page 508 on the Register's Office of Davidson County, Tenn. And being lot No. 1 in Cowden subdivision No. 2.

Excluded from this description will be all the land taken for the widening of Charlotte Pike by Government Agencies

Parcel Number Two

Beginning on a iron stake in the North boundary of he driveway of the Cowden subdivision No. 2, the Southwest-Southeast common corner of lots 1 and 2 and running N 34 ° 5' W. 135 ft. to a stake; thence S. 42° W 50 feet to a stake in the common boundary line of lots Nos. 2 and 3; thence s 33 ° 40' W 129 ft. to a stake in the North boundary of Driveway; thence N 53° E 50 feet to the beginning, being the south half of lot No. 2 in Cowden Subdivision No. 2, lying West of the Cowden house and being a part of the tract of land conveyed by John T. Lellyette to Lilian S. Cowden by deed of record in Book 505, Page 506, Register's Office of Davidson County, Tenn.

Being the same property conveyed to David Lynn Robinson and wife Sylvia Marie Robinson, by deed of record in

Instrument NO. 20100825-0067230, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 6201 Charlotte Pike, Nashville, TN 37209
0 Marcia Avenue, Nashville, TN 37209

(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/our hands this 20th day of February, 2019.

David L. Robinson
David Lynn Robinson

Sylvia Marie Robinson
Sylvia Marie Robinson

State of Tennessee
County of Davidson

Personally appeared before me David Lynn Robinson and Sylvia Marie Robinson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of February, 2019.

Notary Public
My Commission Expires: 11-26-2022

File No.: 13711

