RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Warranty Deed

BOX 10-A

Karen Johnson Davidson County
Batch# 211392 **DEEDWARR**
03/29/2019 09:18:32 AM 2 pgs
Fees: $13.00 Taxes: $1,069.30

20190329-0028377

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $289,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of March, 2019.

Notary Public

My commission expires: 11-5-2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charles E. Robinson Gwendolyn W. Robinson	Charles E. Robinson Gwendolyn W. Robinson	
112 Chesapeake Court	112 Chesapeake Court	14813019100
Lebanon, TN 37087	Lebanon, TN 37087	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES CONLEY SELLS III AND RACHELLE L. SELLS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES E. ROBINSON AND GWENDOLYN W. ROBINSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 6 on the Plan of Fairlane Park Annex of record in Plat Book 2854, Page 88, 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 James Conley Sells III and Rachelle L. Sells by Warranty deed from Selvin Rosales and wife Glenda Y. Rosales of record in Instrument No. 20080204-0011244 Register's Office for Davidson County, Tennessee, dated January 24, 2008 and recorded on February 4, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4950 Packard Dr., Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of March, 2019.

James Conley Sells III

James Conley Sells III

Rachelle L. Sells

Rachelle L. Sells

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Bay

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Conley Sells III and Rachelle L. Sells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of March, 2019.

Notary Public

My Commission Expires:

10/07/2022

TRACY MICK
Commission # GG 265757
Expires October 7, 2022
Bonded Thru Troy Fain Insurance 800-385-7019