Karen Johnson Davidson County
Batch# 212959 DEEDWARRSP
04/02/2019 12:29:30 PM 5 pgs
Fees: $28.00 Taxes: $360.75
20190402-0029780

31590

SPECIAL WARRANTY DEED



State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th Day of March, 2019.

Notary Public

My Commission Expires:5/2/2022 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss, Attorney at Law
Ortale Kelley law Firm
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBER
James D.R. Roberts, Jr. (NAME)	"NEW OWNER" (NAME)	**Map 057-00-0 Parcel Nos. 124.00**
1700 Hayes Street, Suite 201 (ADDRESS)	(ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Paula Rubin, a single woman,** hereinafter called the "Grantor", has bargained and sold, and by these presents do transfer and convey unto, **James D.R. Roberts, Jr.**, hereinafter called the "Grantee", his, heirs, successors and/or assigns, land in Nashville, Davidson County, State of Tennessee, and **more fully described on Exhibit "A" attached hereto and made a part hereof.**

THIS conveyance is subject to any and all plan(s) of record, if any, zoning regulations, building restrictions, setback lines and easements and rights for public utilities applicable to this property and taxes for the current year which have been prorated and shall be the responsibility of the Grantee herein.

The Grantee herein acknowledges that he is taking title to the said tract or parcel of land subject to a first mortgage Deed of Trust in favor of JPMorgan Chas Bank, N.A. of record in Instrument No. 20120813-0072202, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever; and,

Grantor does further covenants and binds herself and her successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs, successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. 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.

Being real property located at 5454 Old Hickory Boulevard, Ashland City, Davidson County, Tennessee 37015.

IN WITNESS WHEREOF, the undersigned, pursuant to the Power of Attorney of Paula Rubin of record in Instrument No. 201904020029779, has executed this instrument, as her Attorney-in-Fact, this 13th Day of January, 2019.

Paula Rubin

By: Donald Barry Rubin, Attorney-in-Fact
Donald Barry Rubin, Attorney-in-Fact

STATE OF FLORIDA)
COUNTY OF BREVARD)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared, Donald Barry Rubin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and to me known as the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Paula Rubin, and acknowledged that he executed the same as the free act and deed of the said Paula Rubin.

Witness my hand and official seal at ~~Cape Canaveral~~ Cocoa Beach, Florida, this 28th Day of March, 2019.

My Commission Expires: 12-01-2019

Notary Public

LEAH RAE WISE
MY COMMISSION # FF940142
EXPIRES December 01, 2019
(407) 398-0153 FloridaNotaryService.com

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Donald Barry Rubin-Affiant

Sworn to and subscribed before me this 28th. Day of March, 2019

My Commission Expires: 12-01-2019

Notary Public

LEAH RAE WISE
MY COMMISSION # FF940142
EXPIRES December 01, 2019
(407) 398-0153 FloridaNotaryService.com

EXHIBIT "A"

TRACT NO. 1

The following described tract of land lying in the 13th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin located in the easterly right of way of Old Hickory Blvd.; said pin being the southwest corner of the Johnny Ray Pointer property and the northwest corner of the herein described land; thence with Pointer's and Benjamin Farrell, Jr.'s line S 74 deg. 30' E a distance of 592.10 feet to an iron pin at an interior corner of Farrell's property; thence with Farrell's line as follows: S 15 deg. 00' W a distance of 200.00 feet to an iron pin; N 74 deg. 30' W a distance of 591.40 feet to an iron pin in the easterly right of way of Old Hickory Blvd.; thence with the easterly right of way of Old Hickory Blvd. N 14 deg. 48' E a distance of 200.00 feet to the point of beginning, containing 2.72 acres, more or less.

TRACT NO. 2

A tract of land located in Davidson County, Tennessee, described as follows:

BEGINNING at a point located on the east margin of Old Hickory Boulevard, said point being the point of beginning of the above described tract; thence S 74 deg. 30' E 592.18 feet to a point, said point being the point of beginning of this tract; thence continuing S 74 deg. 30' E a distance of 61.9 feet to a point; thence south 200 feet to a point; thence N 74 deg. 30' W a distance of 62.9 feet to a point; thence N 15 deg. W 200 feet to the point of beginning of this tract.

BEING the same property conveyed to Allen M. Rubin, by Warranty Deed Jerry Madison Morton, III, of record in Instrument No. 20040929-0117003, and by Warranty Deed of Correction of record in Instrument No. 20180618-0058452, Register's Office for Davidson County, Tennessee. THE said Allen M. Rubin having since died intestate on September 6, 2017 leaving Paula Rubin, as sole surviving Heir-at-Law of Allen M. Rubin, deceased.

I, the undersigned, 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.

PETER WEISS

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 05/02/22

Notary Public