This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3527

Karen Johnson Davidson County
Batch# 213100 DEEDWARR
04/03/2019 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20190403-0029975

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of April, 2019

Notary Public
My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ottie K. Paslay, Trustee of Robert H. Paslay Family Trust 641 Old Hickory Blvd #138 Brentwood, TN 37027	New owner 1007 Gasserway Circle Brentwood, TN 37027	171-03-0B-085.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Robert A. Rubinoff and Patricia K. Rubinoff, Husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ollie K. Paslay, Trustee of The Robert H. Paslay Family Trust Agreement dated December 10, 2002.**, 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 Unit No. 77 on the Plan of A Horizontal Property Regime (Private Element), Phase One, Section Two, Townhomes of Fredericksburg, R20 Residential P.U.D. of record in Plat Book 9700, Page 364, 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 Robert A. Rubinoff and wife, Patricia K. Rubinoff by Warranty deed from Radnor Homes, Inc. of record in Book 10869, page 50, Register's Office for Davidson County, Tennessee, dated March 31, 1998 and recorded on April 02, 1998. (Value or consideration shown in aforementioned deed $213,301.00.) Being also known as 641 Old Hickory Blvd Unit 138 Brentwood, Tennessee 37027.

This is ☒ improved or ☐ unimproved property located at: **641 Old Hickory Boulevard, 138, Brentwood, TN 37027.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of April, 2019.

GRANTOR:

Robert A. Rubinoff

Patricia K. Rubinoff

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert A. Rubinoff and Patricia K. Rubinoff, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of April, 2019.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

