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

File Number: 1-19-3876

Karen Johnson Davidson County
Batch# 214822 DEEDWARR
04/08/2019 09:42:10 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20190408-0031556

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of April, 2019

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas Robulack	New Owner	104-01-0-275

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, **Christie Stewart, Trustee under the Irrevocable Trust Agreement of Gerald W. Compton and Sandra D. Compton dated July 7, 2015**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Thomas Robulack,*** 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:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 28 on the plan of part of West Grove Subdivision, as of record in Book 421, page 87, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 50 feet on the easterly side of 40th Avenue North, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Christie Stewart, Trustee under the Irrevocable Trust Agreement for Gerald W. Compton and Sandra D. Compton, dated July 7, 2015 by Quitclaim Deed from Gerald W. Compton and wife, Sandra Compton, dated July 13, 2015, recorded July 7, 28, 2015, of record in Instrument No. 20150728-0074196, Register's Office for Davidson County, Tennessee; as further, as corrected by Scrivener's Affidavit of record in Instrument No. 20181211-0120542, said Register's Office.

This is improved property located at: **116 40th Avenue North, Nashville, TN 37209.**

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 4th day of April, 2019.

GRANTOR:

Christie Stewart, Trustee under the Irrevocable Trust Agreement of Gerald W. Compton and Sandra D. Compton dated July 7, 2015

By: Christie Stewart
Christie Stewart, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christie Stewart, 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 is the Trustee of Irrevocable Trust Agreement of Gerald W. Compton and Sandra D. Compton, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of April, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21