BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 236178 **DEEDWARR**
05/30/2019 09:08:58 AM 2 pgs
Fees: $13.00 Taxes: $386.65

20190530-0051044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Building Group, LLC	NEW OWNER	
(NAME)	(NAME)	
614 Regent Park Drive		072-14-0-369.00
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES WILLIAM ROBERTSON, JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHVILLE BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Dr. E. T. Brown's Subdivision of Lots Nos. 21 to 26 inclusive in Brownsville Addition, as of record in Book 332, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Archie F. Hutton and wife, E. Joice Hutton to Charles W. Robertson as recorded on the 15th day of December, 1964 in Deed Book 3841, Page 823, in the Register's Office of Davidson County, Tennessee. Charles W. Robertson died intestate on April 7, 2009, Julie Bell Robertson, Rhonda Clark Counts and Charles William Robertson, Jr. are his sole Heirs at Law, pursuant to Affidavits of Heirship of record in Instrument No. 20190530-0051041 and Instrument No. 20190530-0051042, said Register's Office. Julia Bell Robertson died testate on March 6, 2015. Charles William Robertson, Jr. and Rhonda Clark Counts are devisees under the Will probated under Docket No. 16P-1201 in the Seventh Circuit Court for Davidson County, Tennessee.

Being the same property conveyed by Executor's Quitclaim Deed from Rhonda Clark Counts, Executor of the Estate of Julia J. Robertson to Charles William Robertson, Jr. as recorded on the 3rd day of April, 2017 in Instrument No. 20170403-0032108, said Register's Office.

Being the same property conveyed Charles William Robertson, Jr. by Quitclaim Deed from Rhonda Clark Counts dated May 22, 2019 and of record in Instrument No. 20190530-0051043, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 30(
NASHVILLE, TN 37215

unimproved _
This is improved x property, known as 1716 Straightway Ave., Nashville, TN 37206
(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 hand this 29th day of May, 2019

Charles Robertson

CHARLES WILLIAM ROBERTSON, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles William Robertson, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of May, 2019.

Commission expires:

Notary Public