THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520758

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,360,000.00.

Affiant

Subscribed and sworn to before me, this29th day of May, 2019.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 237636 DEEDWARR
06/03/2019 10:56:19 AM 2 pgs
Fees: $13.00 Taxes: $5,032.00

20190603-0052433

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adam Harris Humphries 903 Lawrence Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 105 13 0 305.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Robbins, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Harris Humphries, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the East 40 feet of Lot No. 11 and the West 10 feet of Lot No. 12 on the Map of Waldkirchs' Subdivision of Lots Nos. 8 and 9 of the W.L.B. Lawrence Property of record in Plat Book 421, Page 90, in the Register's Office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 50 feet on the Southerly side of Lawrence Avenue, and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to James Robbins, unmarried by Warranty Deed from Cathy M. McCallum, unmarried, recorded on the 3rd day of November, 2015 in Instrument No. 20151103-0112014, in the Register's Office of Davidson County, Tennessee.

Sarah Robbins joins in this instrument for the purpose of conveying any and all interest in said property, marital, or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WALDKIRCHS' SUBDIVISION OF LOTS NOS. 8 AND 9 OF THE W.L.B. LAWRENCE PROPERTY, as recorded in Plat Book 421, Page(s) 90.

This is improved property located at 903 Lawrence Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of May, 2019.

James Robbins

Sarah Robbins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Robbins and Sarah Robbins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2019.

Notary Public

