Karen Johnson Davidson County
Batch# 243372 DEEDWARR
06/14/2019 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20190614-0057276

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
MJ19-0085

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of June, 2019

Notary Public

Commission Expires: 1/13/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robinson Developments, LP 1503 Woodmont Boulevard Nashville, TN 37215	New Owner	117-12-0-095.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Wayne Garrett, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robinson Developments, LP, a Tennessee Partnership

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. 2, Block "B" on the Plan of Clairmont Subdivision of record in Book 974, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 75 feet on the Southerly side of Woodmont Avenue or Boulevard, and runs back 208 feet on the Easterly line and 206 feet on the Westerly line to a dead line measuring 75 feet thereon.

Being the same property conveyed to Leonard C. Garrett and wife, Nellie C. Garrett by Warranty Deed from Pauline Ward, unmarried of record in Book 3896, Page 553, Register's Office for Davidson County, Tennessee, dated May 28, 1965 and recorded on June 01, 1965. The said Nellie C. Garrett having died intestate on February 07, 1999, leaving Leonard C. Garrett surviving tenant by the entirety. Leonard C. Garrett, having died on January 31, 2008, Probate Docket 08P-584, Chancery Court for Davidson County, Tennessee, Probate Division. Being the same property conveyed to Wayne B. Garrett, unmarried by Quitclaim Deed from Wayne B. Garrett, as Personal Representative of the Estate of Leonard C. Garrett and Wayne Bryant Garrett and Kenneth Crymes Garrett, Individually of record in Instrument No. 20081217-0120931, Register's Office for Davidson County, Tennessee, dated December 15, 2008 and recorded on December 17, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1503 Woodmont Boulevard, Nashville, TN 37215

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

Dated this the 10th day of June, 2019.

Wayne Garrett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wayne Garrett** 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 at Brentwood, Tennessee this 10th day of June, 2019.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY