THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 34885-06-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me this 25th day of July, 2019. Notary Public My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robin Hill Estates, LLC 225 Robin Hill Road Nashville, TN 37205	Robin Hill Estates, LLC 601 Brook Hollow Rd. Nashville, TN 37205	Map and Parcel No.: 129 03 0 004 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, **Susan Manlove Gianikas, married, and Samuel Kenneth Rutherford, Jr., married, and Katherine Ann Wilkins, married, being the sole heirs at law of Mary Louise Rutherford, deceased** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Robin Hill Estates, LLC**, a Tennessee limited liability company ("Grantee"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 225 Robin Hill Road, Nashville, TN 37205.

The subject property has never been the marital residence of Susan Manlove Gianikas, Samuel Kenneth Rutherford, Jr., or Katherine Ann Wilkins.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 265078 DEEDWARR
08/01/2019 09:30:31 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00

20190801-0075879

BOX 10-A

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 25th day of July, 2019.

Susan Manlove Gianikas

Susan Manlove Gianikas

Samuel Kenneth Rutherford, Jr., by Katherine Ann Wilkins, attn in fact

Samuel Kenneth Rutherford, Jr.,
by Katherine Ann Wilkins, his attorney-in-fact

Katherine Ann Wilkins

Katherine Ann Wilkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan Manlove Gianikas and Katherine Ann Wilkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2019.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Ann Wilkins, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Samuel Kenneth Rutherford, Jr., and she is authorized by Samuel Kenneth Rutherford, Jr. to execute this instrument on his behalf.

Witness my hand, at office, this 25th day of July, 2019.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of West Meade Farms, Inc., Section 1, as of record in Book 1424, page 47, Register's Office for said County.

Said Lot 46 fronts 279.7 feet on the northwesterly side of Robin Hill Road and runs back 379.8 feet on the southwesterly line, and 383.6 feet on the northeasterly line, which is a broken line, to a dead line, measuring 215.8 feet thereon, containing 2.3 acres, more or less.

Being the same property conveyed to S. Kenneth Rutherford and wife, Mary Louise Rutherford by deed dated August 31, 1953 from West Meade Farms, Inc., a Tennessee corporation of record in Book 2201, page 176, Register's Office for Davidson County, Tennessee. S. Kenneth Rutherford, being one and the same as Samuel Kenneth Rutherford, Sr. died on October 26, 2011 leaving Mary Louise Rutherford as surviving tenant by the entirety. Mary Louise Rutherford died intestate on September 2, 2018 leaving Susan Manlove Gianikas, Samuel Kenneth Rutherford, Jr. and Katherine Ann Wilkins as her sole heirs at law. Affidavits of Heirship filed of record in Instrument No. 20190606-0054215 and Instrument No: 20190801-0075817 Register's Office for Davidson County, Tennessee. The Estate of Mary Louise Rutherford was filed for Administration in Docket No. 18P1852, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 129 03 0 004 00.
2. Restrictive Covenants contained in an instrument of record in Book 1427, page 19, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1424, page 47, Register's Office for Davidson County, Tennessee.