1483-19

RECORDING INFORMATION	STATE OF TENNESSEE) COUNTY OF Davidson)
Karen Johnson Davidson County Batch# 290527 DEEDWARR 09/24/2019 12:11:30 PM 3 pgs Fees: $18.00 Taxes: $1,258.00 20190924-0096979	The actual consideration for this transfer or value of property transferred ~~(whichever is greater)~~ is $340,000.00. Affiant Sworn to and subscribed before me this 23rd day of September, 2019. Notary Public My Commission Expires: 1/3/22 (SEAL)
THIS INSTRUMENT PREPARED BY: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	

LESLIE E. LOUGHLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 3, 2022

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Tara Russell, Lee Earps and Erica Earps 7544 Old Charlotte Pike Nashville, TN 37209	Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	114-017.00

This Indenture is made on the 18th day of September, 2019, by and between **PATRICIA L. ROBERTSON** ("Grantor"), and **TARA RUSSELL, UNMARRIED WOMAN, LEE EARPS AND ERICA EARPS, HUSBAND AND WIFE,** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

A tract of land in the 35th Councilmanic District of Metropolitan Nashville and Davidson county, Tennessee, lying along the Northerly right-of-way line of Old Charlotte Pike, being a portion of parcel 17.00 on Davidson County Tax Map No. 114 and being more particularly described according to a survey prepared by James Terry & Associates, job number 2012-092, dated October 26, 2012 and proceeding as follows:

Beginning at an iron rod (found) on the Northerly right-of-way line of Old Charlotte Pike, said iron rod being the Southwesterly property corner of a tract of land conveyed to Charles D. Rayburn etux as of record in Book 8234, Page 115, Register's office for Davidson County, Tennessee; said iron rod also being the most Southeasterly property corner of the herein described tract; thence,

1. With the Northerly right-of-way line of Old Charlotte Pike, South 73 degrees 43 minutes 00 seconds West, 50.00 feet to an iron rod (set); thence,
2. leaving said Northerly right-of-way line and with a new severance line through which this tract is a part of, North 16 degrees 46 minutes 56 seconds West, 374.08 feet to an iron rod (set); thence,
3. South 73 degrees 31 minutes 06 seconds west, 160.16 feet to an iron rod (set); thence,
4. North 16 degrees 09 minutes 52 seconds West, 428.65 feet to an iron rod (set); thence,
5. North 73 degrees 31 minutes 06 seconds East, 415.65 feet to an iron rod (set) in the existing fence line along Westerly property line of a tract of land conveyed to Ruth Hoover and Nancy Knox as of record in instrument no. 20010404-0032742, Register's office for Davidson County, Tennessee; thence,

201909240096979

Tennessee; thence,
6. Generally with the existing fence line, the Westerly property line of said Hoover and Knox, in part, South 15 degrees 30 minutes 24 seconds East, 541.19 feet to an iron rod (set) at the Northeasterly property corner of the aforementioned Charles D. Rayburn etux property; thence,
7. with the Northerly property line of said Rayburn, South 73 degrees 31 minutes 06 seconds West, 198.07 feet to an iron rod (found) at the Northwesterly property corner of said Rayburn; thence,
8. With the Westerly property line of said Rayburn, South 16 degrees 46 minutes 56 seconds East, 261.78 feet to the point of beginning and containing 218,238 square feet or 5.010 acres, more or less, as calculated by the above courses and distances.

Being a portion of the same property conveyed to Patricia L. Robertson and husband, Donald F. Robertson by Quitclaim deed from Patricia L. Robertson of record in Instrument No. 20121128-0109371 Register's Office for Davidson County, Tennessee, dated November 28, 2012 and recorded on November 28, 2012. The said Donald F. Robertsonis now deceased, leaving the said Patricia L. Robertson as the sole tentant by the entirety.

This is improved property known as 7544 Old Charlotte Pike, Nashville, TN 37209.

This conveyance is being made subject to:

1. Taxes for the year 2019and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 18th day of September, 2019.

GRANTOR:

Patricia L. Robertson

Patricia L. Robertson

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, PATRICIA L. ROBERTSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2019.

Val M Webb

Notary Public

VALERIE M WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2022

My Commission Expires: 5/25/22

201909240096979

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
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.

Ernest D. Bennett III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name
state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

