WARRANTY DEED

Karen Johnson Davidson County
Batch# 297363 DEEDWARR
10/07/2019 02:24:32 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20191007-0102652

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gerald L. Robinson and Carolyn C. Robinson, Trustees of The Robinson Family Revocable Trust, dated 8/30/2019 454 Siena Drive Nashville, TN 37205	Planters Bank, Inc 325 Commerce St. Clarksville TN 37040	129-11-0A-454.00-CO

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Betsy T. Mallory, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Gerald L. Robinson and Carolyn C. Robinson, Trustees of The Robinson Family Revocable Trust, dated 8/30/2019, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 454 created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by the Master Deed for The Cloister at St. Henry Phase 1-B of record in Plat Book 6237, Page 665, amended in Book 6834, page 449, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed.

Being the same property conveyed to James D. Mallory, Jr. and Betsy T. Mallory, husband and wife by Warranty Deed from Irmgard Morrison, an unmarried individual, dated 07/28/2011 and recorded 08/18/2011, of record in Instrument 201108180063858, Register's Office for Davidson County, Tennessee. James D. Mallory, Jr., died on March 23, 2019 leaving Betsy T. Mallory as the sole surviving tenant by the entirety.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 454 Siena Drive, Nashville, TN 37205

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/our hand(s) this the 1st day of October, 2019.

Betsy T. Mallory

Betsy T. Mallory

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Betsy T. Mallory with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 1st of October, 2019.

Jennifer D Stacey

Notary Public

My Commission Expires: 10/3/21

(SEAL)

