This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5454

Karen Johnson Davidson County
Batch# 321647 DEEDWARR
11/27/2019 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20191127-0122838

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $279,900.00

Amanda Pearson
Affiant

Subscribed and sworn to before me, this the 11th day of November, 2019

Notary Public
My Commission Expires: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Brandon Vick 1016 Tonyawood Drive Nashville, TN 37138	New Owner	063 16 0B 176.00

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, we, **Michael A. Robertson and Patricia Robertson, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Brandon Vick, an unmarried man,** hereinafter called the Grantee(s), his 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. 258, HAMPTON PARK (formerly CHITWOOD DOWNS, A Planned Unit Development), of record in Plat Book 6900, Pages 550 thru 552, Certificate of Correction record in Book 7462, Page 445, Surveyor's Certificate of Correction record in Book 8110, Page 401 and amendment to plat record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Michael Robertson and Patricia Robertson, husband and wife, by Warranty Deed from Nancy P. Pierce, unmarried, of record in Instrument No. 20141216-0115054, in the Register's Office of Davidson County, Tennessee, dated December 15, 2014 and recorded December 16, 2014. The said Michael A. Robertson is one and the same person as Michael Robertson.

This is ☒ improved or ☐ unimproved property located at: **1016 Tonyawood Drive, Nashville, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 11th day of November, 2019.

GRANTOR:

Michael A. Robertson

Patricia Robertson

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael A. Robertson and Patricia Robertson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of November, 2019.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201911270122838

True Copy Certification

I, **Lisa Virden**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

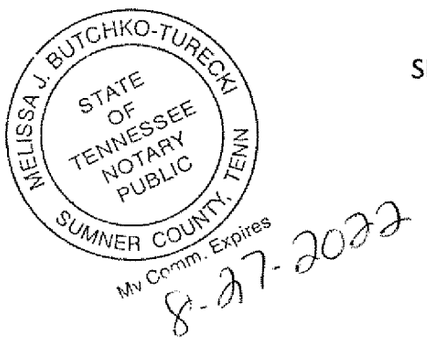
Lisa Virden

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Melissa Butchko-Turecki,** a notary public for this county and state, **Lisa Virden,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa Butchko-Turecki

My Commission Expires:



SEAL