BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 332047 DEEDWARR
12/19/2019 09:28:47 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20191219-0130920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF December, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Building Group, LLC	New Owner	
(NAME) 614 Regent Park Dr.	(NAME)	52-3-139
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **CHARLES WILLIAM ROBERTSON, JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHVILLE BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Being a certain tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, described partly according to a survey made by H. Gee, dated 16 November, 1959, as follows:

Beginning at a point in the westerly margin of Farris Avenue, 352.31 feet southerly from the south point of a curve at the northwest intersection of Farris Avenue and Providence Pass; thence with the westerly margin of Farris Avenue, southwardly 116.13 feet to a point; thence north 85 degrees 6 minutes west 342.51 feet to a point; thence north 3 degrees 43 minutes east, 116 feet to a point; thence south 85 degrees 6 minutes east 348.12 feet to the point of beginning.

Being the same property conveyed from Oliver L. Smith and wife, Elissa S. Smith by Warranty Deed to Charles William Robertson and wife, Julia B. Robertson, of record in Book 4544, Page 26, Register's Office for Davidson County, Charles William Robertson died intestate on April 7, 2009 thereby vesting title solely in Julia B. Robertson as the surviving tenant by the entirety. The said Julia B. Robertson haveing died testate on March 6, 2015 devising said property to Charles William Robertson, Jr. under the Will probated in Docket No. 16P-1201 in the Seventh Circuit Court for Davidson County, Tennessee.

Being the same property conveyed from Rhonda Clark Counts, Executor of the Estate of Julia J. Robertson by Executor's Quitclaim Deed to Charles William Robertson, Jr. recorded on the 3rd day of April 2017 of record in Instrument No. 20170403-0032107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 408 Farris Ave., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 18 day of December, 2019

Charles William Robertson Jr.

CHARLES WILLIAM ROBERTSON, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles William Robertson, Jr., the bargainor, 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 this 18th day of December, 2019.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023

Notary Public