WARRANTY DEED

Karen Johnson Davidson County
Batch# 349124 DEEDWARR
01/27/2020 02:27:30 PM 2 pgs
Fees: $13.00 Taxes: $2,068.30
20200127-0009678

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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)
Diana L. Collins and Markus L. Betts 403 Woodmont Hall Place Nashville, TN 37205	Owners at property address	116-08-0O-002.00CO

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, Seth Beard Robertson and Ian Gilbert Robertson, Co-Executors of the Estate of Victoria G. Robertson, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Diana L. Collins and Markus L. Betts,as tenants in common with right of survivorship, 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. 403 and the garage attached thereto, in Woodmont Hall, a Horizontal Property Regime, located at the corner of Woodmont Blvd. and Woodmont Hall Place, Nashville, Davidson County, Tennessee, as described in a Master Deed and the plat attached thereto as recorded in Instrument No. 20030530-0072948, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodmont Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20030530-0072948, and Amendment to By-Laws recorded in Instrument 20060808-0097513, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said condominium regime also comprises Lots 1, 2 and 3, Woodmont Hall, recorded in Instrument No. 20020425-0051153.

Being the same property conveyed to Victoria G. Robertson by Warranty Deed from Journal Newspapers, Inc., dated 04/27/2004 and recorded 04/29/2004, of record in Instrument 200404290048807, Register's Office for Davidson County, Tennessee.

The said Victoria Gilbert Robertson died testate on 07/02/2019. Pursuant to the Last Will and Testament evidenced in File No. 19P10302, Probate Court Clerk's Office for Davidson County, Tennessee, Seth Beard Robertson and Ian Gilbert Robertson were vested with the power to sell the property as Co-Exectors. Seth Beard Robertson and Ian Gilbert Robertson join in this conveyance for the purpose of conveying any interest they have in the said property as beneficiaries under the said Will.

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: 403 Woodmont Hall Place, 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 27th day of January, 2020.

Estate of Victoria G. Robertson

BY: Seth Beard Robertson Co-Executor
Seth Beard Robertson, Co-Executor

Seth Beard Robertson

BY Ian Gilbert Robertson - Co-Executor
Ian Gilbert Robertson, Co-Executor

Ian Gilbert Robertson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Seth Beard Robertson and Ian Gilbert Robertson, individually and as Co-Executors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be the bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein contained.

Witness my hand and official seal, this the 27th of January, 2020.

Jennifer D Stacey
Notary Public

My Commission Expires: 10/3/21

JENNIFER D. STACEY STATE (SEAL) TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Venikka Branch 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Cari Allen
Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021