WARRANTY DEED

Karen Johnson Davidson County
Batch# 373075 **DEEDWARR**
03/16/2020 03:18:57 PM 2 pgs
Fees: $13.00 Taxes: $1,121.10

20200316-0029065

JM-SB-VRES-20-6112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mitchell Taylor and Jared Murillo	People's Home Equity	
(NAME)	(NAME)	
6112 Nashua Ave	3701 Arco Corporate Dr. Ste 200	**091-05-0-241.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Charlotte NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM SOULE ROBINSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MITCHELL TAYLOR AND JARED MURILLO, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 34 on the Plan of Section 2, Mosswood Height of record in Plat Book 4175, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Soule Robinson, unmarried man by Warranty deed from Mary Kearley , an unmarried woman of record in Instrument No. 20180816-0081139 Register's Office for Davidson County, Tennessee, dated August 14, 2018 and recorded on August 16, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 4175, Page 155, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4469, Page 735 and Amended in Book 4549, Page 974, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6112 Nashua Ave, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 13th DAY OF MARCH, 2020.

William Soule Robinson by
William Soule Robinson
by Paul Hinman as his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM SOULE ROBINSON, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM SOULE ROBINSON.

Witness my hand and official seal, this the 13th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212