Karen Johnson Davidson County
Batch# 376938 DEEDWARR
03/24/2020 03:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,231.18
20200324-0032078

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03/06/2022

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 20-CD-115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charles David Camp	AMERIS BANK ~~Charles David Camp~~	081-16-0-723.00
(NAME) 932 Locklayer Street	(NAME) ~~932 Locklayer Street~~ 1800 PKWY PLACE STE 820	
(ADDRESS) Nashville, TN 37208	(ADDRESS) MARIETTA GA 30067 ~~Nashville, TN 37208~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty-Two Thousand Seven Hundred Fifty And No/100 Dollars ($332,750.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ALLEN A. ROBINSON AND MARY CARTER ROBINSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES DAVID CAMP, AN UNMARRIED MAN,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the Westerly part of Lot No. 39 and part of the Easterly part of Lot No. 40 on the map of The Subdivision of Block B Bransford Realty Company's North Hill Tract as of record in Book 332, page 72, and further of record in Plat Book 421, page 76, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of Locklayer Street, 8.5 feet West of the corner of Lot Nos. 38 and 39; thence Northerly, parallel to the line between said Lots, 100 feet to the South margin of an alley; thence with the margin of said alley Westerly 35 feet to a point which is 8.5 feet West of the corner of Lot Nos. 39 and 40; thence Southerly, parallel to the lines between said Lots 40 feet to a point at the corner of an old buildings; thence Westerly 6.5 feet to a point; thence Southerly 60 feet to the Northerly margin of Locklayer Street; thence with the margin of the same Easterly 41.5 feet to the beginning.

Being the same property conveyed to Allen A. Robinson and Mary Carter Robinson, husband and wife as joint tenants, by Quitclaim Deed, from Mary Carter Robinson, a married woman, herein joined by her spouse Allen A. Robinson, dated September 20, 2018, recorded October 1, 2018, of record in Instrument No. 20181001-0096621, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Mary Carter Robinson, a married woman, by Quitclaim Deed, from William Carter, Jr. and Teresa L. Carter, husband and wife, and Mary Carter Robinson, formerly known as Mary L. Carter and Allen Robinson, wife and husband, dated February 26, 2014, recorded March 4, 2014, of record in Instrument No. 20140304-0017961, Register's Office for Davidson County, Tennessee.

Further previously being the same property conveyed to William Carter, Jr. and Teresa L. Carter, husband and wife, and Mary L. Carter, unmarried, by Warranty Deed, from Greg Pollard, married, dated May 22, 2004, recorded June 8, 2004, of record in Instrument No. 20040608-0067287, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 932 Locklayer Street, Nashville, TN 37208
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 19th day of March, 2020.

Allen A. Robinson

Mary Carter Robinson

STATE OF DC
COUNTY OF ~~MA~~

On this 18 day of March, 2020, before me personally appeared ~~Allen A. Robinson and~~ Mary Carter Robinson to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at DC County, _____ this 18 day of March, 2020.

Commission Expires: 11/30/24

Notary Public

Allen A. Robinson

STATE OF Maryland
COUNTY OF Washington

On this 19th day of March, 2020, before me personally appeared Allen A. Robinson to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Maryland County, Washington this 19th day of March, 2020.

Commission Expires: _____

Nicole E Hoffman

NICOLE E. HOFFMAN
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES AUGUST 28, 2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022