Karen Johnson Davidson County
Batch# 380704 DEEDWARR
04/02/2020 08:08:30 AM 5 pgs
Fees: $28.00 Taxes: $1,572.50
20200402-0035231

#35384

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 35384-03-2020** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $425,000.00.<br>Affiant<br>Subscribed and sworn to before me this 27th day of March, 2020.<br>Notary Public<br>My Commission Expires: October 2, 2023 |

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Worrick Gale Robinson<br>Leslie Bowman Robinson<br>127 Allendale Drive<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>Southeast Financial Credit Union<br>220 S Royal Oaks Blvd<br>Franklin, TN 37064 | **Tax Information:**<br>Map and Parcel No.:<br>129 04 0 069 00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leslie Duer Peebles aka Evelyn Leslie Peebles and Patricia Duer Harmon aka Patricia Ann Harmon, devisees under the Last Will and Testament of Evelyn Sawyer Lester, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Worrick Gale Robinson IV and Leslie Bowman Robinson, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 127 Allendale Drive, Nashville, TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 30 day of March, 2020.

Leslie O. Peebles, Devisee

Leslie Duer Peebles, aka Evelyn Leslie Peebles,
Devisee under the Last Will and Testament of
Evelyn Sawyer Lester, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leslie Duer Peebles, aka Evelyn Leslie Peebles, Devisee under the Last Will and Testament of Evelyn Sawyer Lester, deceased with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of March, 2020.

Ashley H Osborne

Notary Public

My Commission Expires:

ASHLEY H. OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 27 day of March, 2020.

Patricia Duer Harmon, aka Patricia Ann Harmon,
Devisee under the Last Will and Testament of
Evelyn Sawyer Lester, deceased

STATE OF GA
COUNTY OF COBB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia Duer Harmon, aka Patricia Ann Harmon, Devisee under the Last Will and Testament of Evelyn Sawyer Lester, deceased with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of March, 2020.

Notary Public

My Commission Expires:

VICTORIA DOLLAR
Notary Public - State of Georgia
Cobb County
My Commission Expires Jan 28, 2024

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of West Meade Farms, Section III, as of record in Book 1835, page 4, Register's Office for said County.

Said lot fronts 145 feet on the southerly side of Allendale Drive, as measured along a curve, and runs back 122.8 feet on the westerly line and 139.8 feet on the easterly line, to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Mrs. Harry Lester by deed dated April 1, 1974 from James S. Warson and wife, Ann R. Warson of record in Book 4801, page 879. Mrs. Harry Lester being one and the same as Evelyn Sawyer Lester. Evelyn Sawyer Lester having since died on March 7, 2018 leaving a Last Will and Testament filed for Probate in Docket No. 18P-556, Probate Court for Davidson County, Tennessee. Pursuant to the terms of said Will, a Life Estate in subject property was devised to Mildred Sawyer Duer with the remainder in fee simple to Evelyn Leslie Peebles and Patricia Ann Harmon. Mildred Sawyer Duer having since died on December 22, 2018. Evelyn Leslie Peebles being one and the same as Leslie Duer Peebles and Patricia Ann Harmon being one and the same as Patricia Duer Harmon.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 129 04 0 069 00.
2. All matters appearing on the Plan of record as Book 1835, page 4., Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

