THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 20042673

Karen Johnson Davidson County
Batch# 414736 **DEEDWARR**
06/15/2020 11:37:28 AM 2 pgs
Fees: $13.00 Taxes: $5,957.00

20200615-0060913

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,610,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of June, 2020.

Notary Public
My Commission Expires: 01.08.2024

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Austin Robinson and Kathryn Robinson 3625 Trimble Road Nashville TN 37215	New Owner	Tax Parcel ID No. 130 08 0 128.00

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, **Rebecca Simmons Klindt, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austin Robinson and Kathryn Robinson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Larkway Gardens, as of record in Book 2133, Page 6, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rebecca Simmons Klindt, by QuitClaim Deed from Eric Thomas Klindt, being one and the same as Eric T. Klindt, of record in Instrument No. 20140806-0070538, in the Register's Office of Davidson County, Tennessee, dated July 25, 2014 and recorded on August 6, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Larkway Gardens, as recorded in Plat Book 2133, Page(s) 6.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2046, Page 410 and Book 2105, Page 592.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4306, Page 296.

This is improved property located at 3625 Trimble Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 12th day of June, 2020.

Rebecca Simmons Klindt

Rebecca Simmons Klindt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebecca Simmons Klindt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2020.

Notary Public

My Commission Expires: 09.07.2021