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Karen Johnson Davidson County
Batch# 477335 DEEDWARR
09/17/2020 09:45:39 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20200917-0106402

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/13/2021
(AFFIX SEAL)

TINA DYER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charles E. Robinson and Gwendolyn W. Robinson	Charles E. Robinson and Gwendolyn W. Robinson	Parcel ID: 083-12-0-022.00
(NAME) 2510 Barclay Drive	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Douglas R. Old and Darlene S. Old, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles E. Robinson and Gwendolyn W. Robinson, husband and wife**, 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:

Land located in Davidson County, Tennessee, and further described as follows:

Being Lot No. 62 on the Plan of Eastland Acres, Section I, of record in Book 2133, Page 103, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Said Lot No. 62 fronts 79.4 feet on the southerly margin of Barclay Drive extends back 225 feet on the westerly line and 187.2 feet on the easterly line, to a line in the rear measuring 81 feet thereon.

Being the same property conveyed to **DOUGLAS R. OLD and wife, DARLENE S. OLD**, by Warranty Deed from Leslie T. Sweeney and wife, Sadie S. Sweeney, dated January 12, 1979, of record in Book 5390, Page 877, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2510 Barclay Drive, Nashville, TN 37206

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 our hands this 16 day of September, 2020

Douglas R. Old

Douglas R. Old

Darlene S. Old

Darlene S. Old

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Douglas R. Old and Darlene S. Old, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of September, 2020.

Notary Public

My Commission Expires: 11/08/2022

(SEAL)

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY