THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P20-11255-BW	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF September 2020 Notary Public MY COMMISSION EXPIRES: 11/3/21 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 484764 **DEEDWARR**
09/28/2020 03:03:08 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20200928-0111538

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Bell	Robert Bell	
8016 Charlotte Pike	PO BOX 50636	127-00-0-021.00
Nashville, TN 37221-6302	Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mindy Lynn Boyd, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Bell, a single 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:

Land in the 9th, formerly the 14th, Civil District of said County and State, being the easterly half of a 20-acre tract formerly owned by J. C. Hows and O. W. Hows jointly and described according to a survey made by S. E. Hutchison, as follows:

Beginning at a small elm tree in the northern margin of the Buffalo Road at O. W. Hows' southeast corner; thence with the northern margin of said road, north 74-3/4 deg. east 10 1/2 poles to a post 16 feet north of a mulberry tree; thence north 7 deg. west 37 poles to a double pin-oak; thence north 13 deg. west 23.10 poles to a chestnut tree; thence north 6 \'bc deg. west 8.40 poles to a small beech; thence north 5 \'bd deg. west 21 poles to three chestnut oaks; thence north 12 deg. west 35 poles to an oak; thence north 220 west 3.4 poles to an Oak, corner in O. D. Elkins' south boundary line; thence with said Elkins' line, south 81-3/4 deg. west 13 poles to a planted stone, with a small hickory pointer; thence south 12 deg. east 130.5 poles, more or less, surface measure, with O. W. Howe' line to the beginning, containing 10 acres, more or less.

Being the same real property conveyed to Jesse W. Robinson and wife, Christine C. Robinson by Warranty Deed from James C. Hows, Jr. and wife, Evelyn M. Hows of record in Book 3538, Page 123, Register's Office for Davidson County, Tennessee. Christine C. Robinson died April 29, 1977 leaving Jesse W. Robinson as surviving tenant by the entirety. Jesse W. Robinson died June 14, 2008 leaving Phillip A. Robinson as his sole heir. Phillip A. Robinson died April 7, 2018 leaving Jesse Stewart Robinson as his sole heir. Jessie Stewart Robinson died on January 20, 2020 leaving Mindy Lynn Boyd as his sole heir. See also Affidavits of Heirship in Instrument No. 20200720-0079236, Instrument No. 20181002-0097683, Instrument No. 20090106-0001191 and Instrument No. 20200928-0111537, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **8018 Charlotte Pike, Nashville, TN 37221.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-TUG-20-5018

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 my hand this the 21st day of September, 2020.

Mindy Lynn Boyd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mindy Lynn Boyd** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of September, 2020.

My Commission expires: 11/3/2020

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY