Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

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

39-B
File #20-1490

Karen Johnson Davidson County
Batch# 496797 DEEDWARR
10/16/2020 08:58:46 AM 2 pgs
Fees: $13.00 Taxes: $945.35

20201016-0120442

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **C4Realty, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Grace I. Robinson, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 5 on the Map of Leek's Subdivision of the Arthur Tract, as of record in Book 547, page 54, Register's Office for Davidson County, to which reference is made for a more complete description of the property.

Being the same property conveyed to C4Realty, LLC, a limited liability company by deed from Michael Maurice Wray, a married man, dated July 18, 2018, of record in Instrument No. 20180719-0070562, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 410 Hart Avenue, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Grace I. Robinson 6313 Park Lane Nashville, TN 37205	owner	**082-08-0-218.00**

WITNESS THE EXECUTION HEREOF this 15th day of October, 2020.

C4Realty, LLC, a Tennessee limited liability company

Christopher G Lovell, Sole member

By: Christopher G. Lovell, Sole Member

State of Tennessee)
County of Davidson)

On this 15th day of October, 2020, before me the undersigned, a Notary Public in and for the State and County aforesaid Christopher G. Lovell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and did not take an oath, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of C4Realty, LLC and is authorized to execute this instrument, and that he has executed this instrument on behalf of C4 Realty, LLC.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 255,500.00.**

Affiant

Sworn and subscribed before me on this the 15th day of October, 2020.

Notary Public

My Commission Expires: 1-8-24

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE