BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 570443 DEEDWARR
02/08/2021 01:47:30 PM 2 pgs
Fees: $13.00 Taxes: $6,660.00

20210208-0017897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN S. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-23

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colby R. Robbins	New Owner	
(NAME)	(NAME)	
1127 Duncanwood Dr.		131 08 0 015.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **ISLAND TRUCKEES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLBY R. ROBBINS, UNMARRIED,** 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 Davidson County, Tennessee, being Lot No. 52 on the plan of Duncanwood, of record in Book 1424, Page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 108 feet on the Southerly margin of Duncanwood and extends back 191.6 feet on the Easterly line and 189.5 feet on the Westerly line to a dead line in the rear, measuring 108 feet thereon.

Being the same property conveyed to Island Truckees, LLC, a Tennessee limited liability company, by Warranty Deed from Richard Edwin Graves and Lori A. Graves, husband and wife, of record in Instrument No. 20200114-0004758, in the Register's Office of Davidson County, Tennessee, dated January 10, 2020 and recorded on January 14, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 1127 Duncanwood Dr., Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 _____ day of FEB 0 4 2021, 2021

ISLAND TRUCKEES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

KENNETH MICHAEL HAN, MEMBER

BY: _____

NICHOLAS WITTICH HAYLER, MEMBER

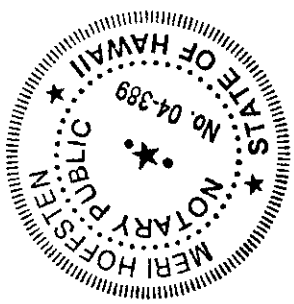
STATE OF Hawaii
COUNTY OF City & Honolulu

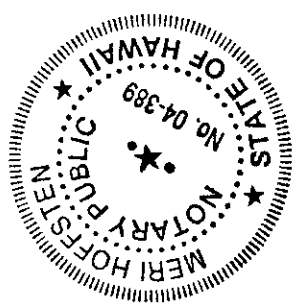
Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kenneth Michael Han and Nicholas Wittich Hayler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members of Island Truckees, LLC the within named bargainor, a limited liability company and that they as such Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members.

Witness my hand and official seal this _____ day of FEB 0 4 2021, 2021.

MERI HOFFSTEN
Notary Public #04-389
Expiration : May 23, 2024

Commission expires:





Notary Public

FEB 0 4 2021
Doc. Date: _____ # Pages 2
Meri Hoffsten First Circuit
Doc. Description: Warranty Deed

FEB 0 4 2021
Notary Signature Date

NOTARY CERTIFICATION