WARRANTY DEED

Karen Johnson Davidson County
Batch# 574839 DEEDWARR
02/22/2021 11:55:19 AM 3 pgs
Fees: $18.00 Taxes: $832.50

20210222-0020983

A-SB-GK-20-1409

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-7-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
WBI Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**081 15 0 168.00**
403 Ewing Dr, #B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH T. ROBINSON AND WILLIAM T ROBINSON, JR. AND RONALD ROBINSON AND VERNON ROBINSON AND MARCUS ROBINSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WBI HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots 25, 26, and 27 in J.M.T.J and G.W. Hardings Plan of Lots in North, as of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee, described according to a survey made on January 15, 1934, by Erle Drake, County Surveyor, as follows:

Said parts of Lots 25, 26, and 27 fronts 50 feet on the Westerly side of 18th Avenue, North and run back between lines 148 feet, more or less, on the North line and 159 feet, more or less, along the South line, the same being the North margin of a 16 foot alley, to an alley in the rear, on which it measures 49 feet.

Being the same property conveyed to Betty C. Robinson by Warranty Deed from John H. Otey, Jr., ofrecord in Book 6741, Page 742, in the Register's Office of Davidson County, Tennessee, dated December 19, 1985 and recorded on Decembe' 19, 1985. (Value or consideration shown in aforementioned deed $35,000.00).

Betty C. Robinson (Betty Howard-Robinson) died intestate on January 30, 2018, leaving heirs KennethRobinson, William J. Robinson, Ronald Robinson, Vernon Robinson and Marcus Robinson. Being the same property conveyed to Kenneth Robinson, William T. Robinson, Jr., Ronald Robinson, Vernon Robinson and Marcus Robinson by Quitclaim Deed from GRE, LLC, of record in Instrument No.20210205-0017014, in the Register's Office of Davidson County, Tennessee, dated February 4, 2021 and recorded on February 5, 2021. (Value or consideration shown in aforementioned deed $0.00).

Said property is not the primary residence of any of the herein named Grantors.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.M.T.J and G.W. Hardings Plan, as recorded in Plat Book 21, Page(s) 80.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1409 Doctor DB Todd Junior Boulevard, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11th DAY OF FEBRUARY, 2021.

Kenneth T. Robinson by Ryan Terrell, Attorney-In-Fact

William T Robinson, Jr.

Ronald Robinson by Ryan Terrell, Attorney-In-Fact
Power of Attorney of record in Inst No. 20210129-0013510,
RODC, TN.

Vernon Robinson

Marcus Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN TERRELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RONALD ROBINSON, and who acknowledged he/she/they executed the same as the free act and deed of the said RONALD ROBINSON.
Said Power of Attorney is recorded in Instrument No. 20210129-0013510, RODC, TN.

Witness my hand and official seal, this the ~~10th~~ 11th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN TERRELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KENNETH T. ROBINSON, and who acknowledged he/she/they executed the same as the free act and deed of the said KENNETH T. ROBINSON.

Witness my hand and official seal, this the ~~10th~~ 11th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~VERNON ROBINSON~~, MARCUS ROBINSON AND WILLIAM T ROBINSON, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of February, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 11th DAY OF FEBRUARY, 2021.

Kenneth T. Robinson by Ryan Terrell, Attorney-In-Fact

William T Robinson, Jr.

Ronald Robinson by Ryan Terrell, Attorney-In-Fact
Power of Attorney of record in Inst No. 20210129-0013510,
RODC, TN.

Vernon Robinson

Marcus Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN TERRELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RONALD ROBINSON, and who acknowledged he/she/they executed the same as the free act and deed of the said RONALD ROBINSON.
Said Power of Attorney is recorded in Instrument No. 20210129-0013510, RODC, TN.

Witness my hand and official seal, this the 10th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN TERRELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KENNETH T. ROBINSON, and who acknowledged he/she/they executed the same as the free act and deed of the said KENNETH T. ROBINSON.

Witness my hand and official seal, this the 10th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VERNON ROBINSON, ~~MARCUS ROBINSON AND WILLIAM T ROBINSON, JR.~~, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of February, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
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