WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21

(AFFIX SEAL)

LAUREN JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 10-17-2021

J-SB-SC-21-0

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)
Suburban Cowboys, LLC	**New Owner**	
(NAME)	Karen Johnson Davidson County Batch# 639123 **DEEDWARR** 05/18/2021 03:38:49 PM 2 pgs Fees: $13.00 Taxes: $481.00	**147-08-0-175.00** **147-08-0-170.00**
2441 Old Fort Parkway	20210518-0067409	
(ADDRESS)		
Murfreesboro, TN 37158		
(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, **STEVEN ROBERTSON, TRUSTEE UNDER THE REVOCABLE TRUST AGREEMENT OF EDITH ROBERTSON DATED FEBRUARY 13, 2012,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUBURBAN COWBOYS, 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:

TRACT I: LAND in the fifth Civil District of said County and State, described as follows:

BEGINNING on the easterly margin of Taylor Road, at the southwest corner of property conveyed to William Staten and wife, by deed from Andrew A. Jordan and wife, of record in Book 4280, Page 796, thence with Staten's South line east 174.2 feet to his southeast corner thence with his east line north 53 feet, thence west 180 feet more or less to the easterly margin of Taylor Road, thence with said Road south 53 feet to the point of beginning.

Being the same property conveyed to Steven Robertson, Trustee under the Revocable Trust Agreement of Edith Robertson, dated February 13, 20121 by Deed from Edith L. Robertson, a widow, of record in Instrument No. 20120222-0015566, Register's Office for Davidson County, Tennessee, dated February 13, 2012 and recorded on February 22, 2012.

TRACT II: LAND in the 5th, formerly the 7th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a stake on the easterly margin of Taylor Road at the southwest corner of property conveyed to William Staten and wife, by deed from Andrew Jordan and wife, of record in Book 4280, Page 796, Register's Office for Davidson County, Tennessee, thence with Staten south line east 174.2 feet to his southeast corner, thence south 50 feet, thence west 174.2 feet to the easterly margin of Taylor Road, thence with easterly margin of said road, north 50 feet to the point of beginning.

Being the same property conveyed to Steven Robertson, Trustee under the Revocable Trust Agreement of Edith Robertson, dated February 13, 2012 by Deed from Edith L. Robertson, a widow, of record in Instrument No. 20120301-0017997, Register's Office for Davidson County, Tennessee, dated February 13, 2012 and recorded on March 1, 2012.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Unimproved** property known as: **0 Taylor Rd, Nashville, Tennessee 37211**.

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 14th DAY OF MAY, 2021.

Steven Robertson, Trustee under the Revocable Trust Agreement of Edith Robertson dated February 13, 2012

BY: Steven Robertson Trustee under the Revocable Trust agreement of Edith Robertson dated February 13 2012
Steven Robertson
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN ROBERTSON, TRUSTEE of STEVEN ROBERTSON, TRUSTEE UNDER THE REVOCABLE TRUST AGREEMENT OF EDITH ROBERTSON DATED FEBRUARY 13, 2012, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th of May, 2021.

Mary Frances Rudy
Notary Public
My Commission Expires: 13·22
(SEAL)



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