Karen Johnson Davidson County
Batch# 641491 DEEDWARR
05/21/2021 08:31:30 AM 5 pgs
Fees: $28.00 Taxes: $2,775.00
20210521-0069073

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of May, 2021.

Notary Public

My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Address New Owner As Follows:
Jordan Andrew Hester
105 Robin Springs Road
Nashville, TN 37220

Send Tax Bills To:
Gardner Financial Services,
d/b/a Legacy Mutual Mortgage
3503 Paesanos Parkway
San Antonio, TX 78231

Map-Parcel Number:
131120B00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICTORIA H. WRIGHT, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JORDAN ANDREW HESTER AND KIMBERLY RYAN HESTER, husband and wife**, hereinafter called

the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee,

described as follows:

Land in Davidson County, Tennessee, being Unit No. 2-B on the Condominium Site Plan of Robin Springs, a Horizontal Property Regime, of record in Book 6250, page 76 and at Book 6250, page 170, Register's Office for Davidson County, Tennessee, said regime having been established by Master Deed of record in Book 6401, page 431, and amended in Book 10173, page 487, Register's Office for Davidson County, Tennessee and Second Amendment to Master Deed of record in Instrument No. 20140311-0020413, Register's Office for Davidson County, Tennessee. The easements, covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Robin Springs contained in the Master Deed and By-Laws appended thereto, recorded in Book 6401, page 431, as amended in Book 10173, page 487 and Second Amendment of record in Instrument No. 20140311-0020413, Register's Office for Davidson County, are incorporated in this deed by reference and made a part thereof the same as though copied herein. INCLUDED In the above description but EXCLUDED from this conveyance herein is that portion of the above property described in the Consent Order recorded in Instrument No. 20120914-0083631 and Instrument No. 20130327-0030251, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Alan B. Wright and wife, Victoria C. Wright by deed dated August 30, 1985, from Haury and Smith Realty Company, Inc., of record in Book 6645, page 667, Register's Office for Davidson County, Tennessee. By quitclaim deed Alan B. Wright conveyed all right, title and interest in subject property to Victoria B. Wright, of record in Book 7476, page 141, Register's Office for Davidson County, Tennessee. The said Victoria C. Wright and Victoria H. Wright being one and the same person.

Alan B. Wright joins in the conveyance of this instrument to convey any interest he may have in the subject property as spouse of Victoria H. Wright.

This conveyance is made subject to:

1. 2021 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6250, page 170, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without

limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Robin Springs Condominiums, of record in Book 6401, page 431, Register's Office for said County, as amended by Amendment to Master Deed and Plan of record in Book 10173, page 487 and Second Amendment to Master Deed and Plan of record in Instrument No. 20140311-0020413, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary sewers and/or Storm Drainage granted to Metropolitan Government of record in Book 4306, page 278, Register's Office for Davidson County, Tennessee.

5. Agreement to Maintain Private Road of record in Book 6346, page 386, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the common elements.

This is improved property known as: 105 Robin Springs Road, Nashville, TN 37220

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her representatives and assigns, 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 person whomsoever.

WITNESS my hand this 20th day of May, 2021.

Victoria H. Wright

Alan B. Wright

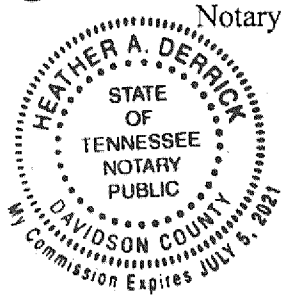
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VICTORIA H. WRIGHT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of May, 2021.

Notary Public

My Commission Expires: 7-5-21



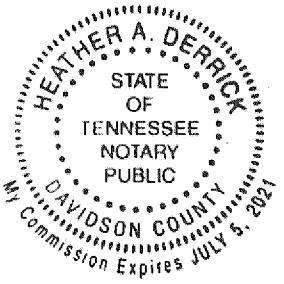
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALAN B. WRIGHT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of May, 2021.

Notary Public

My Commission Expires: 7-5-21



True Copy Certification

I, Wesley D. Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Wesley D. Turner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21

Notary's Seal

LINDA TURNER BAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2021

722337.1/2010969