JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $360,000.00. Affiant Subscribed and sworn to before me, this 22nd day of September, 2021. Notary Public My commission expires: 4/27/2025

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 723659 **DEEDWARR**
09/24/2021 01:23:09 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20210924-0128675

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles E. Robinson and Gwendolyn W. Robinson	**New Owner**	**095-16-0-014.00**
112 Chesapeake Court		
Lebanon, TN 37087		

FOR AND IN 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, I,

Christopher Yontz, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles E. Robinson and Gwendolyn W. Robinson, husband and wife

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. 28 and the southerly 40 feet front and 40.6 feet rear of a tract marked "Reserved for Future Development" on the Plan of Lakeland, as of record in Plat Book 2133, Page 15, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning on the easterly margin of Emery Drive at the corner of Lots Nos. 28 and 29; thence northwardly 140.5 feet to the southwest corner of that part of said Reserved Tract conveyed to Ralph D. Stevens and wife, by Deed, from L. B. Jones and wife, of record in Book 2603, Page 313, said Register's Office; thence with said Steven's southern boundary line, eastwardly 248.8 feet, more or less, to said Steven's southeast corner; thence South 2 Deg. 13 min. West 142 feet to the corner of said Lot Nos. 28 and 29, thence with the line between said two lots, westwardly 273.5 feet to the beginning.

Being the same property conveyed to Christopher Yontz, a married man, by Warranty Deed, from Kathy L. Sawyer and Kimberly S. Hamilton, as joint tenants with rights of survivorship, dated August 12, 2020, of record in Instrument No. 20200817-0092094, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 2084, Page 23, amended in Book 2138, Page 65, Register's Office for Davidson County, Tennessee.
Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4896, Page 53, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 319 Emery Drive, Nashville, TN 37214.

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 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.

This was never the marital residence of the grantor.

Witness my/our hand(s) this 22nd day of September, 2021.

Christopher Yontz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of September, 2021, before me personally appeared Christopher Yontz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of September, 2021.

Notary Signature
My commission expires:



File #: 21-509
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027