

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $550,000.00.

Amanda Barner
Affiant

Sworn to and subscribed before me this 26th day of May, 2022.

Notary Public
My Commission Expires: 10/26/24

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

Karen Johnson Davidson County
Batch# 864358 **DEEDWARR**
05/27/2022 12:07:53 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20220527-0061899

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Walter Richard Robinson III and Jill Marilyn Robinson	3909 Sussex Drive	Owner	
3909 Sussex Drive			**041 15 0 013.00**
Nashville, TN 37207	Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Jonathan Linton and Rhionnon Cramm, husband and wife,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Walter Richard Robinson III and Jill Marilyn Robinson, Husband and Wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 317 on the Plan of Belllshire Estates, Section "A" of record in Plat Book 2331, Page (s) 115 and 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Linton, An Unmarried Man, and Rhionnon Cramm, An Unmarried Woman, Tenants in common with right of survivorship by Warranty deed from Bradly S. Waldron and Ashlee Waldron, husband and wife of record in Instrument No. 20171221-0130191 Register's Office for Davidson County, Tennessee, dated December 19, 2017 and recorded on December 21, 2017.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2022, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 115 and 116, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 2538, Page 193 and Book 2294, Page 346, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the

United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Easement of record in Book 6264, Page 707, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20100326-0022762 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

And Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 26th day of May, 2022.

Jonathan Linton

Rhionnon Cramm

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Jonathan Linton and Rhionnon Cramm, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26th day of May, 2022.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires