# WARRANTY DEED

C. E. PICKERING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Kimberly A. Baez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st Day of July, 2001.

C E Pickering
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sandy Garwood | Guaranty Trust Company | 120 |
| (NAME)<br>3417 McGavock Pike | (NAME)<br>630 Broadmor Blvd, Suite 100 | 9 |
| (ADDRESS)<br>Nashville, TN 37217 | (ADDRESS)<br>Murfreesboro, Tennessee 37133 | 125 |
| (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 considerations, the receipt of which is hereby acknowledged, we, **Bruce Robinson and wife, Toronal Robinson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sandy Garwood, unmarried** herereinafter called the GRANTEE(S), 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. 44 on the Plan of Seven Oaks, Section 3, as of record in Book 2083, Page 78, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bruce Robinson and Toronal Robinson by Warranty Deed of record in Book 9351, page 961, Register's Office of Davidson County, Tennessee.

Subject to easement of record in book 5297, page 155 of the Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on plat of record in Plat Book 2083, page 78 of the Register's Office of Davidson County, Tennessee.

Subject to Tax Lien / Judgment of record as Instrument No. 200007180071062 of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved( xxx ) property, known as 3417 McGavock Pike Nashville TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 31st Day of July, 2001.

**Bruce Robinson**

Toronal Robinson
**Toronal Robinson**

Davidson County DEEDWARR
Recvd: 08/14/01 10:31 2pgs
Fees:13.00 Taxes:462.50

20010814-0087468

STATE OF TENNESSEE )
) ss:
COUNTY OF DAVIDSON )

Before me, the undersigned Notary Public, personally appeared Bruce Robinson and Toronal Robinson, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st Day of July, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

C. E. PICKERING, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004