WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Randall Robertson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2004.

Angela M. Lake
Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Davidson County DEEDWARR
Recvd: 11/24/04 08:05 2 pgs
Fees:13.00 Taxes:277.50
20041124-0140666

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Robertson	OWNER	165-30
(NAME)	(NAME)	
3838 Pin Hook Rd		
(ADDRESS)	(ADDRESS)	
Antioch Tn 37013	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Albert Carney Robertson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randall Robertson and wife Margaret C. Robertson**, 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 the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee, being a part of the westerly500 feet of a 69.32 acre tract surveyed by Erle Drake, County Surveyor, September 4, 1992 and described according to copy of a survey prepared by George W. Watkins, Surveyor, June 10, 1949, as follows:
Beginning at the southwest corner of the property conveyed to W.C. Wheeler by deed from Luther Mitchell of record in Book 838, Page 654, Register's Office for said County, said point being in the northerly line of what was formerly the Tant Land; thence with the westerly line of the Wheeler property north 6 degrees 45 minutes east 1464.5 feet to a point; thence north 86 degrees 30 minutes west 500 feet to a point; thence south 6 degrees 45 minutes west 1276.5 feet to an iron pin, same being the northwest corner of a one-acre tract conveyed to Clarence C. Vaughn and wife, by deed from Lillian Nipper, a widow, of record in Book 2084, Page 543, Register's Office for Davidson County, Tennessee; thence with the north line of said one-acre tract south 86 degrees 45 minutes east 315 feet to an iron pin, same being the northeast corner of said one-acre tract; thence with the east line of said one-acre tract south 6 degrees 45 minutes west 188.5 feet more or less, to a point in the southerly margin of Pin Hook Road; thence with the south margin of Pin Hook Road south 86 degrees 45 minutes east 185 feet to the beginning.

Included in the above description but excluded therefrom is 5.0 acres previously conveyed to the grantees recorded in Book 7549, Page 313 to which reference is made for a metes and bounds description.

Being part of the same property conveyed to **Albert Carney Robertson and wife, Mary Jackson Robertson** by deed of record in Book 2437, Page 112, Register's Office for **Davidson** County, Tennessee.

The said Mary Jackson Robertson having since died.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3834 Pin Hook Road, Antioch, TN 37013**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

Witness **my/our hand(s)** this **23rd day of November 2004**.

X Albert Carney Robertson
Albert Carney Robertson

State of Tennessee

County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Albert Carney Robertson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of November 2004.

Commission expires: 1-25-2006

Angela M Lake
Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.