File No. 260500106

WARRANTY DEED

RACHEL ATKINSON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF WISLON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 10/07/2009
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/29/06 10:20 2 pgs
Fees:13.00 Taxes:895.40
20060629-0077875

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Taveprungsenukul	New Owner	
(NAME) 1400 Jackson's Place	(NAME)	086-04-0-C-042.00-CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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, Jeff C. Robinette, and Wife, Michelle C. Robinette, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah Taveprungsenukul, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 30 on the Plan of JACKSON GROVE, Phase Three, as of record in Plat Book 9700, Page 988, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeff C. Robinette and Michelle C. Robinette by deed from Weekley Homes, LP of record in Instrument No. 200107030070420, recorded July 3, 2001 Register's Office for said County.

Boundary Line AGR. of record in Deed Book 10728, Page 584, Register's Office of said County.

Easement as shown of record in Deed Book 5776, Page 868, Register's Office for said County.

By Laws and Restrictive Covenants of record in Deed Book 10841, Page 607, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1400 Jackson's Place, Hermitage, TN 37076
(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), HER 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 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), HER 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.

Jeff C. Robinette

Michelle C. Robinette

STATE OF TENNESSEE

COUNTY OF WISLON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jeff C. Robinette, and Wife, Michelle C. Robinette, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MT JULIET, Tennessee, this 23RD day of June, 2006.

My Commission Expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 260500106

~~**RETURN TO:**~~

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075