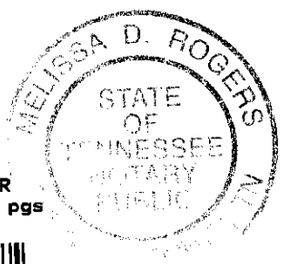
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 09/08/06 10:05 2 pgs
Fees:13.00 Taxes:373.70



20060908-0111276

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Robbins	Michael Robbins	
(NAME)	(NAME)	063-02-0-027.00
1528 Mohawk Trail	1528 Mohawk Trail	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20062117

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Teresa Bamford and Robin Wheeler**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Robbins**, hereinafter called the GRANTEE, **his/her** 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. 117 on the Plan of Nawakwa Hills, Powwow Addition, Section 4, of record in Plat Book 974, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING all of the same property conveyed to Sabrina A. Avery by Warranty Deed from Maurice J. Conner and wife, Beverly Conner dated May 9, 2005 and filed of record in Book 20050517-0055554, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Teresa Bamford and Robin Wheeler by Trustee's Deed from Crystanna Duffy, Co-Trustee, dated August 2, 2006 and filed of record in Book 20060816-0100830, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1528 Mohawk Trail, Madison, TN 37115

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 31st day of August, 2006.

Teresa Bamford

Robin Wheeler

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Teresa Bamford and Robin Wheeler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Teresa Bamford and Robin Wheeler executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2006.

Commission expires:

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

Melissa D. Rogers

Notary Public