WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/07 10:00 2 pgs
Fees:13.00 Taxes:502.25

20070305-0026513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,742.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES: 4/22/09

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title an Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gene R. House	U.S. Bank, N.A.	15008013200
(NAME) 3625 Huntingboro Trail	(NAME) 1550 American Boulevard East	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Bloomington, MN 55425	
(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, WE, Aylsa C. Robinson, a widow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gene R. House, unmarried, 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 Davidson County, Tennessee, being Lot No. 450 on the plan of Somerset, Phase I as shown on the Plat of Record in Book 6900, Page 690 and 691, Register's Office for Davidson County, Tennessee to which reference is made for a more accurate description

Being the same property conveyed to Aylsa C. Robinson and her husband, Orrie D. Robinson, by Warranty Deed dated August 23, 1988, from Phillips Builders, Inc. of record in Book 7635, Page 800, and Deed of Correction of record in Instrument No. 20070305-0026512 Register's Office for Davidson County, Tennessee. The said Orrie D. Robinson having since died on January 14, 2004.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3625 Huntingboro Trail, 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 our hands this 1 day of MARCH, 2007.

Aylsa C. Robinson

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 Aylsa C. Robinson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1 day of MARCH, 2007.

Commission expires:
11/14/09

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public