WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/07 10:12 2 pgs
Fees:13.00 Taxes:442.15

20070529-0063158

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00

Dana L. Mason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2007.

KIMBERLY D. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Kimberly D. Bradley
Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2009.~~ 7/8/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 179 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freda D. Drennon	Mortgage It	
(NAME)	(NAME)	
1528 Mohawk Trail	4170 Ashford Dunwoody Rd. Ste 550	063-02-0-027.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Atlanta, GA 30319	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070708

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, **I, Michael Robbins**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Freda D. Drennon, unmarried**, 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. :

117

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.

Property commonly known as: 1528 Mowhawk Trail, Madison, Tennessee

BEING all of the same property conveyed to Michael Robbins by Warranty Deed from Teresa Bamford and Robin Wheeler dated August 31, 2006 of record in Instrument No. ~~200609080111276~~ 200609080111276*, Register's Office for Davidson County, Tennessee.

*200609080111276
unimproved ☐

This is improved ☒ property, known as 1528 Mowhawk 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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my 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 my hand this 21st day of May, 2007.

Michael Robbins

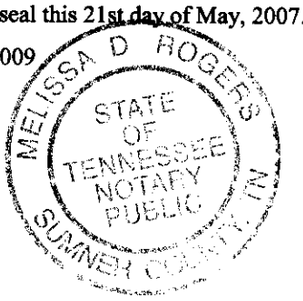
STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 21st day of May, 2007.

Commission expires: March 24, 2009



Melissa D. Rogers

Melissa D. Rogers Notary Public