Return To:

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6070150

Send Tax Bills To:
New Owner

BK/PG:4233/503-505
07016605

DEED
04/12/2007 09:58 AM
BATCH 96933
MTG TAX 0.00
TRN TAX 1629.85
REC FEE 15.00
DP FEE 2.00
REG FEE 1.00
TOTAL 1647.85
STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

Davidson County DEEDWARR
Recvd: 06/12/07 11:00 3 pgs
Fees:17.00 Taxes:0.00
20070612-0070335

New Owner is:
Fred Jones Jr.
4717 Sterling Cross
Nashville, TN 37211

MAP: 172-14-0B
PARCEL: 150.00 CO

*Previously recorded in wrong county

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Earl Brent Robinson II and wife, Christina R. Robinson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Fred Jones Jr. and wife, Hortense Price-Jones**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

RG CR

A certain tract or parcel of located in Davidson ~~Williamson~~ County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Winfield Park, Phase 1, Section 2, Revision 2, a Planned Unit Developement, of record in Instrument No. 20010313-0024087, 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 Earl Brent Robinson, II and wife, Christina R. Robinson, by Special Warranty Deed, from Turnberry Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20020510-0057758, Register's Office for Davidson County, Tennessee, dated May 9, 2002 and recorded May 10, 2002.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

BC CR
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16th day of April, 2007.

GRANTOR:

Earl Brent Robinson II

Earl Brent Robinson II

Christina R Robinson

Christina R. Robinson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson **)**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Earl Brent Robinson II and wife, Christina R. Robinson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16th day of April, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $440,500.00.

Affiant

SWORN TO and subscribed before me this 18 day of April, 2007

NOTARY PUBLIC

My commission expires:

4/21/07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County