B04 36
22554

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/07 13:41 2 pgs
Fees:13.00 Taxes:595.70

20070625-0075646

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 2007

NOTARY PUBLIC
Julie Bhattacharya Peak
Notary Public
My Commission Expires
September 25, 2010

MY COMMISSION EXPIRES STATE OF TENNESSEE
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen J. Robinson (NAME)	Bank of America, N.A. (NAME)	MAP 30
5040 Whites Creek Pike (ADDRESS)	9000 Southside Boulevard #700 (ADDRESS)	PARCEL 63.01
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (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, Shannon L. Carter and husband, Gordon D. Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen J. Robinson and wife, Windee M. Robinson

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:

A Certain Tract or Parcel of Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning in the center of Whites Creek Pike at the most Northerly corner of the Dower Tract, as shown on plan of record in Plan Book No. 3, Page 18, Chancery Court at Nashville; thence with said Road North 50 degrees West 289 feet; thence leaving said Road South 64 degrees 42 min. 40 sec. West 242 feet to a 15 foot box elder; thence South 38 degrees 14 min. 20 sec. East 342 feet to the center of a creek at its intersection of the Northwest boundary line of said Dower tract; thence with said boundary line North 50 degrees 30 min. East 294 feet to the beginning, containing 1.94 acres, more or less.

Being the same property conveyed to Shannon L. Carter and husband, Gordon D. Carter by Warranty Deed dated September 30, 2003, from Michael E. Smith and wife, Janice A. Smith, of record by Instrument No. 20031003-0146351 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 5040 Whites Creek Pike, Whites Creek, TN 37189
(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 hand s this 25th day of June, 2007

Shannon L. Carter
Shannon L. Carter

Gordon D. Carter
Gordon D. Carter

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 Shannon L. Carter and husband, Gordon D. Carter

the bargainor s, 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 Goodlettsville, Tennessee, this 25th day of June, 2007.

Commission expires 9/22/07

Notary Public

DANIEL T. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public