Davidson County DEEDWARR
Recvd: 01/14/08 10:57 2 pgs
Fees:13.00 Taxes:849.15

20080114-0004009

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45537 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of December, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

ALAN D. MAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO. TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sanford Robinson	JPMorgan Chase Bank, N.A.	155-8-B-72
6108 S. Riverbend Drive	1901 Roxborough Road, Suite 406	
Nashville, TN, 37221	Charlotte, NC 28211	

FOR AND IN 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, I/WE,

Alexander Hamp and Robin McReynolds, Husband and Wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sanford Robinson and Tiffany Robinson, Husband and Wife

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, State of Tennessee, being Lot No. 72, on the Plan of Phase I of South Colony at Riverbend, as of record in Plat Book 6900, Page 271, Register's Office for said County, to which Plan reference is made for a more complete description thereof.

Being the same property conveyed to Alexander Hamp and Robin McReynolds by Quitclaim Deed dated January 10, 2007 from Alexander Hamp of record in Instrument No.: 20070117-0007049; by Quitclaim Deed dated July 24, 2007 from Carla Y. Hamp of record in Instrument No.: 20050412-0040320; and by Warranty Deed dated July 31, 2001 from Richard C. Fallis and wife, Jean T. Fallis, of record in Instrument No.: 20010802-0082651, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alexander Hamp and Robin McReynolds by Quitclaim Deed from Alexander Hamp of record in Instrument No.: 20070117-0007049; by Quitclaim Deed from Carla Y. Hamp of record in Instrument No.: 20050412-0040320; and by Warranty Deed from Richard C. Fallis and wife, Jean T. Fallis, of record in Instrument No.: 20010802-0082651, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 6108 S. Riverbend Drive, Nashville, TN 37221

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 ___my/our____ hand(s)_____this 26th day of December, 2007

Alexander Hamp

R Mcn by Alexander Hamp Att

Robin McReynolds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, ALEXANDER HAMP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney-in-Fact for ROBIN McREYNOLDS, the bargainor, and that he as such Attorney-in-Fact, executed the within Warranty Deed by signing the name of ROBIN McREYNOLDS as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of December, 2007

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 26th day of December, 2007

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)