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Realty 7.7c

Bk 4984

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/02/08 15:37 2 pgs
Fees:13.00 Taxes:331.15

20080502-0045540

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $89,500.00

Pamela Hutchins
Affiant

Subscribed and sworn to before me, this 28th day of April, 2008.

Karen Collett
Notary Public
My commission expires: 7/24/2010

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY KAREN

03-0804-35393

[redacted]

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Robertson Rentals, LLC	New Owner	083-05-0-438.00
589 Pleasant Hill Drive		
Cookeville, TN 38501		

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marcus Maurice Gardner, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robertson Rentals, LLC, hereinafter called the Grantees, their successors 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 part of Lot No. 6, on the Plan of John Hobson's Addition, of record in Book L, Page 363, Circuit Court for said County, described as follows:
>
> Beginning in the center of Seymour Avenue at the southwest corner of the property conveyed to Charles Allen Tankeley by deed from Henry A. Stevens and wife, of record in Book 1417, Page 41, Register's Office for said County; thence with the northerly margin of said avenue eastwardly 62.5 feet to a point; thence northwardly 164.5 feet to a point; thence westwardly 62.5 feet to a point; thence southwardly 164.5 feet to the point of beginning.
>
> Being the same property conveyed to Marcus Gardner, unmarried, by deed from Bertha Rich, unmarried, dated 11/22/96, recorded 11/26/96, of record in Book 10271, Page 492, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1023 Seymour Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of April, 2008.

Marcus Maurice Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marcus Maurice Gardner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of April, 2008.

Notary Public
State of Tennessee at Large

My Commission expires 7/24/2010

