File No. 281000707

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$38,000.00**

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2008.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: ~~November 7, 2011~~. 1/11/11
(AFFIX SEAL)

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 11/06/08 10:09 2 pg:
Fees:13.00 Taxes:140.60
20081106-0110445

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Davis		Map 43-11 Parcel 27
(NAME) 209 McArthur Drive	(NAME) Same As New Owner	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **ROBERT W. ROMINES, DANNY ROMINES, TONY EUGENE ROMINES, JR., CLINTON RAY ROMINES, AND JESSE DALE ROMINES**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **JACK DAVIS, AN UNMARRIED MAN,** hereinafter called the grantee(s), His 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, Tennessee, being part of Lot No. 13 on the plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, being Lot No. 73 on the plan of the Re-subdivision of Lots Nos. 1 and 13 of said Anderson Estates, not of record, described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

Beginning on the Easterly margin of McArthur Drive at a point 389.99 feet North of the Northerly margin of Dupont Avenue being the corner of Lots Nos. 73 and 74; thence with said Drive, Northwardly 65 feet to the corner of Lots Nos. 72 and 73; thence with the line between said two lots, Eastwardly 136 feet to the common corner of Lots Nos. 28, 29, 72, and 73; thence with the line between Lots Nos. 28 and 73, Southwardly 65 feet to the common corner of Lots Nos. 27, 28, 73, and 74; thence with the line between Lots Nos. 73 and 74, Westwardly 136 feet to the beginning.

Being the same property conveyed to Robert L. Romines and wife, Marian M. Romines by Installment Deed from Mollie Feigenbaum and Marcia F. Cohen of record in Book 5069, Page 352 on 09/07/1976 and filed for record on 09/17/1976, Register's Office for DAVIDSON County, Tennessee. The said Robert L. Romines having pre-deceased the said Marian M. Romines. Marian M. Romines having since died intestate on February 12, 2008 leaving her only heirs-at-law as: Robert W. Romines, Danny Romines, and Tony Eugene Romines, Jr., Clinton Ray Romines and Jesse Dale Romines, the only heirs-at-law of deceased son Tony Eugene Romines. See Affidavit of Heirship of Marian M. Romines of record as Instrument No 20081106-0110444 **, Register's office of Davidson County, Tennessee. See also Affidavit of Heirship of Tony Eugene Romines of record as Instrument No.** 20081106-0110442 **, Register's Office of Davidson County, Tennessee.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2008 are a lien and are now due and payable; (2) Subject to all matters as set forth per Plat Book 1130, Page 37, Register's Office for DAVIDSON County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 209 McArthur Dr., 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(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), His 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 hands this 3rd day of November, 2008.

Tony Eugene Romines Jr.

Tony Eugene Romines Jr.

Robert W Romines

Robert W, Romines,

Clinton Ray Romines

Clinton Ray Romines

Danny Romines

Danny Romines

Jesse Dale Romines

Jesse Dale Romines

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 Robert W, Romines, Danny Romines, Tony Eugene Romines, Jr., Clinton Ray Romines and Jesse Dale Romines, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of November, 2008.

Commission expires: November 7, 2011

Mary Birthright

Mary Birthright Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. MARY BIRTHRIGHT

File Number: 281000707

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075