WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090065205 DEEDWARR
Recvd: 09/24/09 10:29 2 pgs
Fees:13.00 Taxes:888.00
20090924-0088826

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/11/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina V. Gill and Andrew Lang	Bank of America	
(NAME) 2027 Neelys Bend Road	(NAME) P.O. Box 1675	74-36
(ADDRESS) Madison, TN 37115	(ADDRESS) Coraopolis, PA 15108-6803	
(CITY) (STATE) (ZIP)	(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, **PHILLIP ROBINSON, SHERYL ROBINSON THOMPSON, AMY ROBINSON SPARKS, PATRICIA ROBINSON WELLS AND DAWN ROBINSON FULLER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTINA V. GILL AND HUSBAND, ANDREW LANG,** 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 tract of land in the Eleventh Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin on the easterly margin of Neeleys Bend Road, a 50' road, at a point that is South 10 deg. 11' 24" east, a distance of 424.40' from the north line of a tract conveyed to Hull by Deed Recorded in Book 1732, Page 459, R.O.D.C., Tennessee, thence; North 79 deg. 48' 36" east, a distance of 493.72' to and iron pin, thence; South 10 deg. 11' 24" east, a distance of 276.17' to an iron pin, thence; South 82 deg. 21' 14" west, a distance of 486.34' to an iron pin on the easterly margin of Neeleys Bend Road, Thence; with said margin in a northerly direction with a 611.55' radius curve to the right a distance of 98.16 to an iron pin, thence; continuing with said margin, North 10 deg. 11'24" west, a distance of 158.84' to the point of beginning and containing 3 acres more or less.

Being the same property conveyed to Sarah Dozier Robinson and Patricia Robinson Wells by deed from James O. Cantrell, of record in Book 9113, page 129, Register's Office for Davidson County, Tennessee. Also, being part of the same property conveyed to Sarah Dozier Robinson by deed from Patricia Robinson Wells, of record as Instrument No. 20061208-0151803, Register's Office for Davidson County, Tennessee. The said Sarah Dozier Robinson having since died and by Affidavit of Heirship of record as Instrument No. 20090924-0088822, Register's Office of Davidson County, Tennessee, her heirs at law are Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson Fuller.

This conveyance is subject to (a) 2009 real property taxes and (b) all matters appearing on the plan of record as Instrument No. 20080804-0080161, said Register's Office.

This is not the principal place of residence of the Grantors named herein.

unimproved ☐

This is improved ☒ property, known as 2027 Neelys Bend Road, 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 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 hands this 22nd day of September, 2009.

Amy Robinson Sparks

Amy Robinson Sparks

By: Dawn Fuller
Dawn Fuller, Attorney in Fact

Patricia Robinson Wells

Patricia Robinson Wells

By:
Phillip Robinson, Attorney in Fact

Dawn Robinson Fuller

Dawn Robinson Fuller

Phillip Robinson

Phillip Robinson

Sheryl Robinson Thompson

Sheryl Robinson Thompson

By: Dawn Fuller
Dawn Fuller, Attorney in Fact

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 Phillip Robinson and Dawn Robinson Fuller, the bargainor, 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 Nashville, Tennessee this 22nd day of September, 2009.

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Amy Adams Gowan

Amy Adams Gowan Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Robinson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Patricia Robinson Wells, and who acknowledged that he executed the same as the free act and deed of Patricia Robinson Wells.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of September, 2009.

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Amy Adams Gowan

Amy Adams Gowan Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dawn Fuller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sheryl Robinson Thompson and Amy Robinson Sparks, and who acknowledged that she executed the same as the free act and deed of Sheryl Robinson Thompson and Amy Robinson Sparks.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of September, 2009.

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22 2010

Amy Adams Gowan

Amy Adams Gowan Notary Public