BILL GARRETT, Davidson County
Trans:T20090066437 DEEDWARR
Recvd: 09/30/09 09:53 2 pgs
Fees:13.00 Taxes:407.00

20090930-0090651

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this 25th day of September, 2009.

Notary Public

My commission expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shu How Robinson	WR Starkey Mortgage	**Map 164, Group 12-0, Parcel 005.00**
1016 Pin Oak Drive	8055 W Park Blvd Ste 300	
Antioch, TN 37013	Plano, TX 75093	

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 ACKNOWLEDGE, WE,

Erma Winston-Washington and Rhonda L. Todd, as joint tenants with the right of survivorship

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

Shu How Robinson, an unmarried woman

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, Tennessee, being Lot No. 5 on the plan of Second Revision to the Final Plat of Meadow Woods, Phase I, of record in Plat Book 9700, page 570, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Erma Winston-Washington and Rhonda L. Todd, as joint tenants with rights of survivorship, by Warranty Deed, from Ronald Todd and wife, Rhonda L. Todd, of record in Instrument No. 20060307-0026028, Dated March 3, 2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, page 570, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10666, page 748, Book 10788, page 10, Instrument No. 20000524-0051988, Instrument No. 20010830-0094506 and Instrument No. 20010911-0098356, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 11387, page 931, Register's Office for DAVIDSON County, Tennessee.
Easement to Tennessee Electric Power Company of record in Book 478, page 38, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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 is property known as 1016 Pin Oak Drive, Antioch, TN 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 15th day of September, 2009.

Erma Winston-Washington by Rhonda L. Todd, Attorney in Fact

Erma Winston-Washington by Rhonda L. Todd, Attorney in Fact

Rhonda L. Todd

Rhonda L. Todd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Rhonda L. Todd, the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2009.

A. Scott Hubbard

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rhonda L. Todd, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the within instrument on behalf of Erma Winston-Washington for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Erma Winston-Washington, and is authorized by her to execute this instrument on her behalf.

Witness my hand, at office, this 15th day of September, 2009.

A. Scott Hubbard

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

File #: **09955-SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027