File No. 291000482

WARRANTY DEED



STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

James E. Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2009.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9.2.2013
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090082518 DEEDWARR
Recvd: 12/07/09 10:50 2 pgs
Fees:13.00 Taxes:660.45
20091207-0111596

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Robinson	Tennessee Bank & Trust	086030A02700CO
(NAME) 413 Hunters Path Court	(NAME) 330 Mayfield Dr., Ste. C-6	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin, TN 37067	
(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, Joseph Saladino III and wife, Pamela J. Saladino, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto James E. Robinson, 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 Lot No. 27 on the Plan of Summit Run, Phase Two, a Planned Unit Development, as of record in Plat Book 9700, Page 660, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph Saladino III and wife, Pamela J. Saladino by Deed dated August 28, 2006 from Eunice A. Smithey, unmarried of record in Instrument No. 20060901-0108287, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 660 and boundary Plat in Plat Book 8250, Page 524 and Boundary Correction of record in Plat Book 10021, Page 425, Register's Office of said County.

Subject to Sewer Line Easement as shown of record in Deed Book 10693, Page 703; Water line easement as shown of record in Book 7325, Page 994, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10378, Page 251; Book 10326, Page 683 and Book 11499, Page 321, Register's Office of said County.

Tonya Palmer executes this Instrument as Attorney in Fact on behalf of Joseph Saladino, III, pursuant to a Specific Power of Attorney of record in Instrument No 20091207-0111594, Register's Office for said County.

Tonya Palmer executes this Instrument as Attorney in Fact on behalf of Pamela J. Saladino, pursuant to a Specific Power of Attorney of record in Instrument No 20091207-0111595, Register's Office for said County.

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 413 Hunters Path Court, Hermitage, TN 37076
(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 23rd day of November, 2009.

Joseph Saladino III by Tonya Palmer, atty in fact
Joseph Saladino III,

Pamela J. Saladino, by Tonya Palmer, atty in fact
Pamela J. Saladino,

STATE OF TN

COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Tonya Palmer, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Instrument No._____ Registers Office for Davidson, the **Attorney-in-Fact** of Joseph Saladino, III (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 11/23/2009.

My Commission Expires:. 9.2.2013

Notary Public.

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TN

COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Tonya Palmer, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Instrument No._____, Registers Office for Davidson, the **Attorney-in-Fact** of Pamela J. Saladino (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 11/23/2009.

My Commission Expires:. 9.2.2013

, Notary Public.

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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RETURN TO:
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