WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/09 10:01 3 pgs
Fees:18.00 Taxes:370.00
20091230-0118224

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

Affiant

Subscribed and sworn to before me this 15 day of December, 2009

Elizabeth Maison
Notary Public
My Commission expires: 4-15-12
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
L&O Farms, LLC	SAME	014-00-0-143.00 & 014-00-0-211.00
P.O. Box 791		
Joelton, TN 37081	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Estate of Mary Robbins**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **L&O Farms, LLC**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 on the plan of Robbins Subdivision, of record in Book 9700, page 753, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Orvil Robbins and wife, Mary Robbins, by deed from Thomas Lewis, Jr. and Bettie Frances Lewis, on October 25, 1975, of record in Book 4985, page 947, Register's Office for Davidson County, Tennessee. And further conveyed to Michael W. Robbins by Quitclaim Deed from Mary Robbins of record in Book 11255, page 766, said Register's Office. The said Michael W. Robbins having died leaving property to Orvil Robbins and wife, Mary Robbins of record in Instrument Number 20050617-0069664, said Register's Office. The said Orvil Robbins having died leaving property to Mary Robbins by right of survivorship. The said Mary Robbins having died intestate. Patricia Gordon being appointed Administratix of the Estate of Mary Robbins on October 9, 2009 by the Probate Court of Robertson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 9700, page 753, Register's Office Davidson County, Tennessee.

This is improved property known as: **7156 Harper Road, Joelton, TN 37080**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 15, 2009.

The Estate of Mary Robbins

Patricia Gordon
By: Patricia Gordon, Administratrix, and individually

*Mary Ann Robbins

*Mary Ann Robbins joins in this conveyance to convey any and all rights she may have in and to said property.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of December, 2009, before me, the undersigned, personally appeared Patricia Gordon to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of December, 2009, before me, the undersigned, personally appeared Mary Ann Robbins, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

