WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110025370 DEEDWARR
Recvd: 04/29/11 12:56 2 pgs
Fees:13.00 Taxes:277.50
20110429-0032928

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2011.

MY COMMISSION EXPIRES: JULY 29, 2015

Notary Public

MY COMMISSION EXPIRES: ~~March 3, 2014~~.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Karina Cerda Banos	New Owner	16500003000
(NAME)	(NAME)	
3834 Pin Hook Road	504 Stardale Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Randall Robertson and wife, Margaret C. Robertson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessica Karina Cerda Banos, unmarried and Alberto Ruiz Rodriguez, unmarried, 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 the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee, being a part of the westerly 500 feet of a 69.32 acre tract surveyed by Erie Drake, County Surveyor, September 4, 1992 and described according to copy of a survey prepared by George W. Watkins, Surveyor, June 10, 1949, as follows:

Beginning at the southwest corner of the property conveyed to W.C. Wheeler by deed from Luther Mitchell of record in Book 838,page 654, Register's Office for said County, said point being in the northerly line of what was formerly the Tant Land; thence with the westerly line of the Wheeler property north 6 degrees 45 minutes east 1464.5 feet to a point; thence north 86 degrees 30 minutes west 500 feet to a point; thence south 6 degrees 45 minutes west 1276.5 feet to an iron pin, same being the northwest corner of a one-acre tract conveyed to Clarence C. Vaughn and wife, by deed from Lillian Nipper, a widow, of record in Book 2084, page 543, Register's Office for Davidson County, Tennessee; thence with the north line of said one-acre tract south 86 degrees 45 minutes east 315 feet to an iron pin, same being the northeast corner of said one-acre tract; thence with the east line of said one-acre tract south 6 degrees 45 minutes west 188.5 feet more or less, to a point in the southerly margin of Pin Hook Road; thence with the south margin of Pin Hook Road south 86 degrees 45 minutes east 185 feet to the beginning.

Included in the above description but excluded therefrom is 5.0 acres previously conveyed to the grantees recorded in Book 7549, page 313 to which reference is made for a metes and bounds description.

Being the same property conveyed to Randall Robertson and wife, Margaret C. Robertson by Warranty Deed from Albert Carney Robertson, dated November 23, 2004, of record in Instrument No. 20041124-0140666, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as 3834 Pin Hook Road, Antioch, TN 37013

(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 25th day of April, 2011.

Randall Robertson

Randall Robertson

Margaret C. Robertson

Margaret C. Robertson

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 Randall Robertson and Margaret C. Robertson, 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 Franklin, Tennessee this 26th day of April, 2011.

Commission expires: ~~March 3, 2014~~ 7-29-13

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

~~Beth Triplett~~ Tahira J. Pyszka

Notary Public