SPECIAL WARRANTY DEED



DOREEN R. MULLEN
Notary Public, State of Ohio
My Commission Expires
April 30, 2011

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF April 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 East Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT9854

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gordon L. Robison and Michael S. Burchfiel	Gordon L. Robison & Michael S. Burchfiel	052-09-0032.00
(NAME)	(NAME)	
1029 Falls Avenue	1029 Falls Avenue	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Central Mortgage Company , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Gordon L. Robison and Michael S. Burchfiel, as joint tenants with rights of survivorship, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1029 Falls Avenue Madison 37115

(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Gordon L. Robison and Michael S. Burchfiel, and his/her/their assigns, forever.

Said Central Mortgage Company, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

BILL GARRETT, Davidson County
Trans:T20110026042 DEEDWARRSP
Recvd: 05/03/11 11:08 3 pgs
Fees:18.00 Taxes:1147.00

20110503-0033754

IN WITNESS WHEREOF, the said Central Mortgage Company ., has executed this deed this April 8, 2011

For the property commonly known as:
1029 Falls Avenue
Madison, TN 37115

Central Mortgage Company

David S. Sharp

CENTRAL MORTGAGE CO.
DAVID S. SHARP
VICE PRESIDENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David S. Sharp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the respectively of the , the within named bargainor, a corporation, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this April 8, 2011

Commission expires: 1/23/12

Notary Public

MICHELLE KAY STEWART
COM. EXP.
NOTARY PUBLIC
01-23-2012
PULASKI COUNTY, AR

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431
www.rtnai.com
http://resourcetitle.wordpress.com

RT9854

Escrow File No.: **RT9854**

EXHIBIT "A"

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 1 on the map of Montague Falls, Chas. U. Coggin's subdivision of part of Tract No. 18 in the Plan of Montague as of record in Book 421 Page 166, Register's Office for said county, described as follows:

Beginning at a point in the easterly margin of a private driveway, being the southwesterly comer of Lot No. 2 in said plan; running thence southerly with the easterly margin of said private driveway 115 feet to a point in the northerly margin of a five foot strip of land between said driveway and the northerly margin of East Palestine Blvd.; thence southerly 5 feet to a point in the northerly margin of East Palestine Blvd.; thence easterly with the northerly margin of East Palestine Blvd. 320 feet, more or less, to the low water mark of the Cumberland River; thence up said river, with the low water mark 120 feet; thence westerly with the line of said Lot No. 2 in said plan 320 feet, more or less, to the beginning.

Being the same property conveyed to Marion R. Ambrose and Cardinal M. Ambrose, Husband and Wife by Assumption Warranty Deed from Peter M. Greene, a married man, and Laura M. Greene, his wife, dated December 8, 1998 and recorded December 9, 1998 in Book 11244, Page 260, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Steve Ford by Agreement for Possession of Real Property with Continuing Option to Purchase from Marion R. Ambrose and Cardinal M. Ambrose dated May 3, 2005 and recorded May 18, 2005 in Instrument Number 20050518-0055986, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Central Mortgage Company by Successor Trustee's Deed from Robert S. Coleman, Jr., in his capacity as Successor Trustee, dated April 3, 2009 and recorded April 8, 2009 in Instrument Number 20090408-0032210, Register's Office for Davidson County, Tennessee.