BILL GARRETT, Davidson County
Trans:T20110033176 DEEDWARR
Recvd: 06/03/11 10:53 2 pgs
Fees:13.00 Taxes:233.10
20110603-0042598

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $63,000.00

Affiant

Subscribed and sworn to before me, this 26th day of May, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bobby Hite	**New Owner**	52-2-215.00
580 Neely's Bend Road	2721 Westwood Dr	
Madison, TN 37115	Nashville, TN 37024	

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,

William B. Robinson, Jr. and Kristi R. Robinson, husband and wife

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

Bobby Hite a/k/a Robert S. Hite

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:

A certain Tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 9 on the map of Giant Oak Subdivision, as of record in Book 1424, Page 54, Register's Office for said County.

Said lot fronts 75 feet on the Southerly side of Neely's Bend Road, as measured around a slight curve, and runs back between lines, 471.2 feet on the West line and 410 feet on the East line, to a dead line measuring 162.15 feet thereon.

Being the same property conveyed by Quitclaim Deed from Joey Warren to William B. Robinson, Jr. and wife, Kristi R. Robinson as recorded on the 13th day of January, 2009 in Instrument No. 20090113-0003009 and Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae to Joey Warren as recorded on the 28th day of August, 2008 in Instrument No. 20080828-0088256, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 1424, Page 54, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 580 Neely's Bend Road, Madison, TN 37115.

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 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 26th day of May, 2011.

William B. Robinson, Jr.
By: Derek Gerstenschlager, his attorney in fact

Kristi R. Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Derek Gerstenschlager as attorney in fact for William B. Robinson, Jr. and Kristi R. Robinson , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013