STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF September, 2011

Notary Public
MY COMMISSION EXPIRES:
File No. G11-3138D

BILL GARRETT, Davidson County
Trans:T20110061693 DEEDWARR
Recvd: 10/04/11 11:45 2 pgs
Fees:13.00 Taxes:1775.63
20111004-0076846

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Terrie Croxall (NAME)	New owner (NAME)	P/O 74-63
2031 Neely's Bend Road (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson Fuller, heirs of Sarah Dozier** ~~Roy~~ Robinson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terrie Croxall**,* 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:

* ~~husband~~ married

A tract of land in the Eleventh Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the easterly right-of-way Neelys Bend Road, and being the southwest corner of a tract own by Sarah Dozier and Patricia Wells as of record in deed book 9113 page 129 R.O.D.C., Tn., and being the northwest corner of this tract, THENCE: with a fence, N 82-21-14 E, 486.28' to a pin (O), THENCE: N 10-11-24 W, 407.57' to a fence post, THENCE: N 86-37-00 E, 209.25' to a fence post, THENCE: with a new line, and a fence, S 06-59-58 E, 207.49' to a fence break, THENCE: S 13-03-47 E, 77.49' to a fence break, THENCE: S 08-38-43 E, 53.02' to a fence break, THENCE: S 08-15-55 E, 52.72' to a fence break, THENCE: S 09-49-13 E, 289.71' to a fence post, THENCE: with the northern property line of Charles R. Robinson as of record in deed book 5028 page 176 R.O.D.C., Tn., S 82-47-27 W, 564.94' to a pin in the easterly right-of-way Neelys Bend Road, THENCE: N 38-05-11 W, 114.27' to a point, THENCE: With a curve, having a radius of 611.55', a delta of 151-15-50, a length of 199.60', a chord bearing of S 28-44-10 E, a chord distance of 198.72' to the point of beginning containing 5.98 acres more or less as per a survey by CK Surveyors dated 9/16/2011.

BEING part of the same property conveyed to Sarah Dozier Robinson, from Charles R. Robinson by Quitclaim Deed dated October 12, 2006, as Instrument No. 200612080151804, in the Register's Office for Davidson County, Tennessee. Sarah Dozier Robinson having since died intestate November 24, 2007, vesting ownership in her heirs at law being her children, Phillip Robinson, Sheryl Robinson Thompson,

Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson Fuller from Sarah Dozier Robinson, See Affidavit of Heirship dated November 17, 2009, as Instrument No. 200911170105994 and as Instrument #_____, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Application for greenbelt assessment as recorded in Book 9925, page 530, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2031 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 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. Whenever 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 30th day of September, 2011.

Phillip Robinson — September 30, 2011 Date

Sheryl Robinson Thompson — September 30, 2011 Date

Amy Robinson Sparks — September 30, 2011 Date

Patricia Robinson Wells — September 30, 2011 Date

Dawn Robinson Fuller — September 30, 2011 Date

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 Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson Fuller, the bargainor(s), 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 and official seal, this 30th day of September, 2011.

My Commission Expires: 9/22/14

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066