WARRANTY DEED

PRG12-0509

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,500.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-8-13
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latoya Beard	Franklin American (NAME)	
509 Heritage Lane (ADDRESS)	501 Corporate Centre Drive Ste 400 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	042-07A-098.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID ROBINSON AND WIFE, KEITRA ROBINSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LATOYA BEARD, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Heritage Square, Phase Three Revised, of record in Plat Book 5200, Page 744, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angelita Bailey, unmarried by Warranty Deed from Fox Ridge Company of record in Book 6544, Page 253, Register's Office for Davidson County, Tennessee, dated April 23, 1985. The said Angelita Bailey having since died leaving a Last Will and Testament under Probate Case No. 11P-96 in Davidson County, Tennessee, leaving said property to Eric Russell, Loren Russell, II, and Otis Pinkerton, III, to be divided equally between them.

Being the same property conveyed to Eric J. Russell, a single person and Loren J. Russell, II, a single person by Executor's Quitclaim Deed from Eric Russell, as Executor ot the Estate of Angelita Bailey of record in Instrument No. 20111109-0087794, Register's Office for Davidson County, Tennessee, dated September 27, 2011.

Being the same property conveyed to David Robinson and Keitra Robinson by Quitclaim Deed from Eric James Russell and Loren Joel Russell, II of record in Instrument No. 20120224-0016438, Register's Office for Davidson County, Tennessee, dated February 23, 2012. And also by Quitclaim deed from Otis Pinkerton to David Robinson and Keitra Robinson dated June 28, 2012 and filed of record in Instrument No. 20120730006677 2, Register's Office for Davidson County, Tennessee.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 5200, page 744; Book 6071, page 766; Book 6122, page 483; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 509 Heritage Lane, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans:T20120058288 DEEDWARR
Recvd: 08/07/12 09:29 2 pgs
Fees:13.00 Taxes:390.35
20120807-0070128

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 9th day of July, 2012.

David Robinson

Keitra Robinson

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of July, 2012, before me personally appeared David Robinson and wife, Keitra Robinson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of July, 2012.

Notary Public

My Commission Expires: 3/17/14

(SEAL)

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Prepared By
~~RETURN TO:~~
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

Return TO:
Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214