Recrod and return to:
Hallmark Title Co
3027 Hwy 31 W
White House, TN 37188
615-672-4343

BILL GARRETT, Davidson County
Trans:T20120058289 DEEDWARR
Recvd: 08/07/12 09:30 2 pgs
Fees:13.00 Taxes:1239.50
20120807-0070132

~~RECORD AND RETURN TO:~~
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120700462

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
26th day of JULY, 2012

Notary Public

MY COMMISSION EXPIRES: 3/28/2015

TRACI MINGLEDORFF
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BILLY C. ROBISON	GMAC Mortgage, LLC	172-14-OB-192.00
5136 RAVENS GLEN	P.O. Box 4025	
NASHVILLE, TN 37211	Coraopolis, PA 15108-	

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 ACKNOWLEDGED, WE,

EDWARD W. KRUBITZER AND WIFE, PATRICIA A. KRUBITZER

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

BILLY C. ROBISON, AN UNMARRIED MAN

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 Davidson County, Tennessee, being Lot No. 192 on the Plan of Winfield Park, Phase 1, Section 2, Revision 2, of record in Instrument No. 20010313-0024087 (revising plat of record in Instrument Number 20000225-0018480), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Edward W. Krubitzer and wife, Patricia A. Krubitzer, by Warranty Deed from Janay S. Jones and Heather Elizabeth Parden Jones, husband and wife, dated 3/17/09 and recorded 3/19/09 in Instrument No. 20090319-0024765, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 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.

This is improved (X) property known as **5136 RAVENS GLEN, NASHVILLE, TN 37211**
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 26th day of JULY, 2012.

Edward W. Krubitzer
EDWARD W. KRUBITZER

Patricia A. Krubitzer
PATRICIA A. KRUBITZER

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 EDWARD W. KRUBITZER AND WIFE, PATRICIA A. KRUBITZER 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 at Nashville, Tennessee, this 26th day of JULY, 2012.

Commission Expires: GAIL C. VICTORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014

Notary Public