| Davidson County | DEEDWARR |
|---|---|
| Recvd: 03/22/13 12:15 | 3 pgs |
| Fees:18.00 Taxes:495.80 | |
| **20130322-0028600** | |

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$134,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF March, 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5/6/13
(AFFIX SEAL)

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Winnie Gill<br>804 Bexhill Court North<br>Hermitage, TN 37076 | | Map 064-16-O-C<br>Parcel 74.00 |

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,

**Patrick D. Robinson and wife, Mary Abby Robinson**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Winnie L. Gill, unmarried**

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:

Being Lot No. 81 on the Plan of Section Three, Wembley Downs, as of record in Plat Book 8250, Page 108, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Patrick D. Robinson and wife, Mary Abby Robinson by Deed from Robin Williams and Melvin Williams dated February 17, 2006 of record in Instrument Number 20060301-0023622, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2013 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 8250, Pages 108, Register's Office for Davidson County, Tennessee.
3) Property is subject to Wembley Downs, a Planned Unit Development, Charter of record in Book 8404, Page 718, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 9522, Page 349, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 8304, Page 623; Book 8447, Page 633; and Book 8646, Page 529, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

This is improved property is known as: **804 Bexhill Court North, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 14th day of March, 2013.

Patrick D. Robinson

Mary Abby Robinson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Patrick D. Robinson and wife, Mary Abby Robinson, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of March, 2013.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

# TRUE COPY CERTIFICATION

I, Rebecca T Garland, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen C Asplint

Commission Expires: 7/6/15

