WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130029414 DEEDWARR
Recvd: 04/11/13 08:20 2 pgs
Fees:13.00 Taxes:1808.93
20130411-0035705

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $488,900.00

Mary Ann Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2013.

M L Hickernell
Notary Public

MY COMMISSION EXPIRES: 8-19-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2400 Crestmoor Rd., Ste. 104
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Franklin Gordon	OWNER	132-2-19
(NAME)	(NAME)	
4034 Crestridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20130515

For and 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, Charles D. Robbins and wife, Mary Lynn Robbins**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Franklin Gordon and wife, Abigail Gordon**, 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, Lot No. 30 on the Plan of Brookhaven Estates, of record in Book 1835, pages 49-51, Register's Office for said County, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Charles D. Robbins and wife, Mary Lynn Robbins by Warranty Deed from Daniel T. Furth and wife, Mary Pardee Furth, dated March 24, 1999, of record in Book 11399, page 634, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 1969, page 609, as amended in Book 3529, page 623, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 4034 Crestridge Drive, Nashville, TN 37204

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 3rd day of April, 2013.

Charles D. Robbins

Mary Lynn Robbins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Charles D. Robbins and Mary Lynn Robbins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Charles D. Robbins and Mary Lynn Robbins executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of April, 2013.

Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013