BILL GARRETT, Davidson County
Trans:T20130044155 DEEDWARR
Recvd: 05/28/13 11:59 2 pgs
Fees:13.00 Taxes:795.50

20130528-0053450

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Jodi Jackson
Affiant

Subscribed and sworn to before me, this 24TH day of MAY 2013.

HENRY K. EAGLE, IV
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public
My commission expires: 6-23-14

Address of New Owner:	Send Tax Bills to:	Tax Information
Darren T. Magda 135 Hearthstone Manor Circle Brentwood, TN 37027	New Owner	160150A01600CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mike D. Robirds and Rhonda Pollock Robirds, Trustees of the Michael D. Robirds Revocable Trust dated 6/15/2009 AND Rhonda Pollock Robirds and Michael D. Robirds, Trustees of the Rhonda Pollock Robirds Revocable Living Trust dated 6/15/2009,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Darren T. Magda and wife, Lori F. Magda,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 15, PHASE I, PLAN OF HEARTHSTONE MANOR, a Planned Unit Development, as shown on plat of record in Plat Book 6250, Page 215, amended in Plat Book 6250, Page 398, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim deed from Michael D. Robirds and wife, Rhonda Pollock Robirds to Mike D. Robirds and Rhonda Pollock Robirds, Trustees of the Michael D. Robirds Revocable Trust dated 6/15/2009 and Rhonda Pollock Robirds and Michael D. Robirds, Trustees of the Rhonda Pollock Robirds Revocable Living Trust dated 6/15/2009, Quitclaim deed dated June 15, 2009 and recorded in Instrument No. 20090618-0056756, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael D. Robirds and wife, Rhonda P. Robirds by Warranty Deed from Connie Daniel, Successor Trsutee of the Maxine S. Duncan Family Living Trust, Warranty Deed dated August 13, 2008 and recorded in Instrument No. 20080815-0083993, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 135 Hearthstone Manor Circle, Brentwood, TN 37027

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. Grantors

covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 24th day of May, 2013.

Mike D. Robirds and Rhonda Pollock Robirds, Trustees of the Michael D. Robirds Revocable Trust dated 6/15/2009

BY: Mike D. Robirds, co-trustee

BY: Rhonda Pollock Robirds, co-trustee

Rhonda Pollock Robirds and Michael D. Robirds, Trustees of the Rhonda Pollock Robirds Revocable Living Trust dated 6/15/2009

BY: Rhonda Pollock Robirds, co-trustee

BY: Mike D. Robirds, co-trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mike D. Robirds and Rhonda Pollock Robirds, Trustees of the Michael D. Robirds Revocable Trust dated 6/15/2009 AND Rhonda Pollock Robirds and Michael D. Robirds, Trustees of the Rhonda Pollock Robirds Revocable Living Trust dated 6/15/2009,** the bargainor(s), with whom I am personally acquainted or 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 and official seal at Franklin, Tennessee, this the 24th day of May, 2013.

Notary Public

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-23-14

FILE NO: 2013052565