BILL GARRETT, Davidson County
Trans:T20140009667 DEEDWARR
Recvd: 02/11/14 08:26 3 pgs
Fees:18.00 Taxes:203.50
20140211-0011824

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $ 155,000.00

Affiant

Subscribed and sworn to before me, this 10 day of February, 2014.

Notary Public:
My Commission Expires: 10/18/16

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Roberto D. Muniz & Leidy Muniz 3838 Pin Hook Road Antioch, TN 37013	New Owner 3838 Pin Hook Road Antioch, TN 37013	165-30

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Randall Robertson and wife, Margaret C. Robertson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Roberto D. Muniz and wife, Leidy Muniz**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

See Attached Exhibit "A"

The legal description above is that which was contained in the previous deed and provided by the grantor. The preparer of this deed relied solely on the information provided and has not conducted a title search and therefor the preparer does not warrant the state of the title.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Property taxes for the year 2014; a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 3838 Pin Hook Road, Antioch, TN 37013

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the _____ day of February, 2014.

Randall Robertson
Randall Robertson

Margaret C. Robertson
Margaret C. Robertson

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Randall Robertson and Margaret C. Robertson, 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, this 10 day of February, 2014.

Commission Expires: 10/18/16

Notary Public:

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, described as follows:

Being part of the Albert Carney Robertson and wife, Mary Jackson Robertson property on the northern margin of Pin Hook Road and being 0.7 mile East of the center line intersection of Hobson Pike as of reference to Deed Book 2437, Page 112, 3rd Civil District of Davidson County, Tennessee and described according to a survey by David Bundren of Advance Surveying, Antioch, Tennessee, dated September, 14, 1987 as follows:

Beginning at an iron pin, said point being the southeasterly corner of a five acre tract and being the northeasterly corner of a 50 foot easement for permanent ingress and egress to the 5 acre trace, said point being North 14° 45' East 958.20 feet from the Northern margin of Pin Hook Road; thence North 71° 20' 50" West 525.97 feet to an iron pin set; thence North 17° 08' 40" East 394.54 feet to an iron pin found; thence South 77° 57' 15" East 503.10 feet to an iron pin found; thence south 14° 01' 35" West 453.77 feet to the point of beginning and containing 5.0 acres.

Also conveyed to grantee herein, their heirs and assigns is a 50 foot permanent easement for ingress, egress and utility services from Pin Hook Road to the subject tract described as follows:

Beginning at an iron pin, said point being on the northern margin of Pin Hook Road and being East 0.7 miles of the center line intersection of Hobson Pike, said point being the Southeasterly corner of the Albert Carney Robertson and wife, Mary Jackson Robertson property as of record in Book 2437, Page 112, Register's Office for Davidson County, Tennessee; thence with the northern margin of Pin Hook Road North 78 ° 12' 40" West 50 feet; thence leaving the margin of said road North 14° 45' East 882.34 feet to an iron pin; thence North 14° 43' 37" East 82.24 feet; thence South 71° 20' 50" West 50.11 feet; thence South 14° 45' West 958.20 feet to the point of beginning.

Being the same property conveyed to Randall Robertson et ex Margaret C. Robertson by Quitclaim Deed from Albert Carney Robertson et ex Mary Jackson Robertson, dated March 29, 1988, recorded March 20, 1988 in Book 7549, Page 313, Register's Office for Davidson County, Tennessee.